



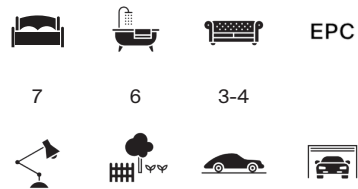
ST. MARYS ROAD,

Ascot SL5



A BEAUTIFULLY PRESENTED FAMILY HOME IN SOUTH ASCOT

This property is approached via a secure gated entrance and driveway offering ample parking set in this sought after location in South Ascot.



Local Authority: Windsor and Maidenhead Borough Council

Council Tax band: H

Furniture: Unfurnished

Minimum length of tenancy: 12 months

Deposit amount: £11,769.23

Available date: 01/08/26

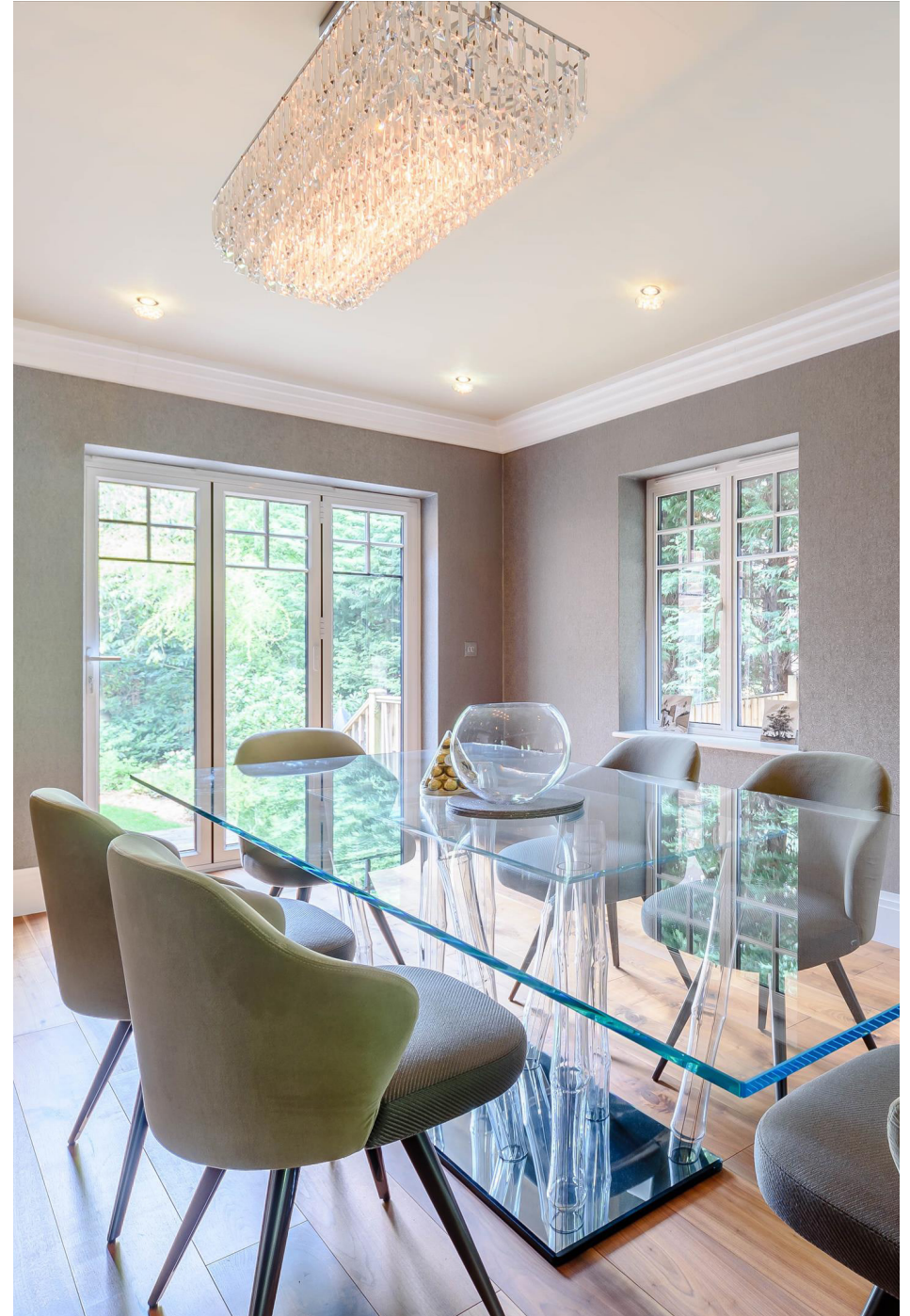
Guide price: £8,500 per month



ELEGANT GROUND FLOOR LAYOUT

The welcoming double height entrance hall gives access to all the principle rooms including the drawing room which leads onto the gardens, dining room again leading onto the gardens and the superb kitchen/breakfast room.

Additional ground floor accommodation include a family room/snug, utility room and a cloakroom.







PACIOUS BEDROOM SUITES ACROSS TWO FLOORS

To the first floor the principal bedroom benefits from a dressing room, ensuite facilities and two balconies overlooking the rear gardens. There are four further bedroom suites and a dressing room. The second floor offers a further bedroom, shower room and games/tv room.



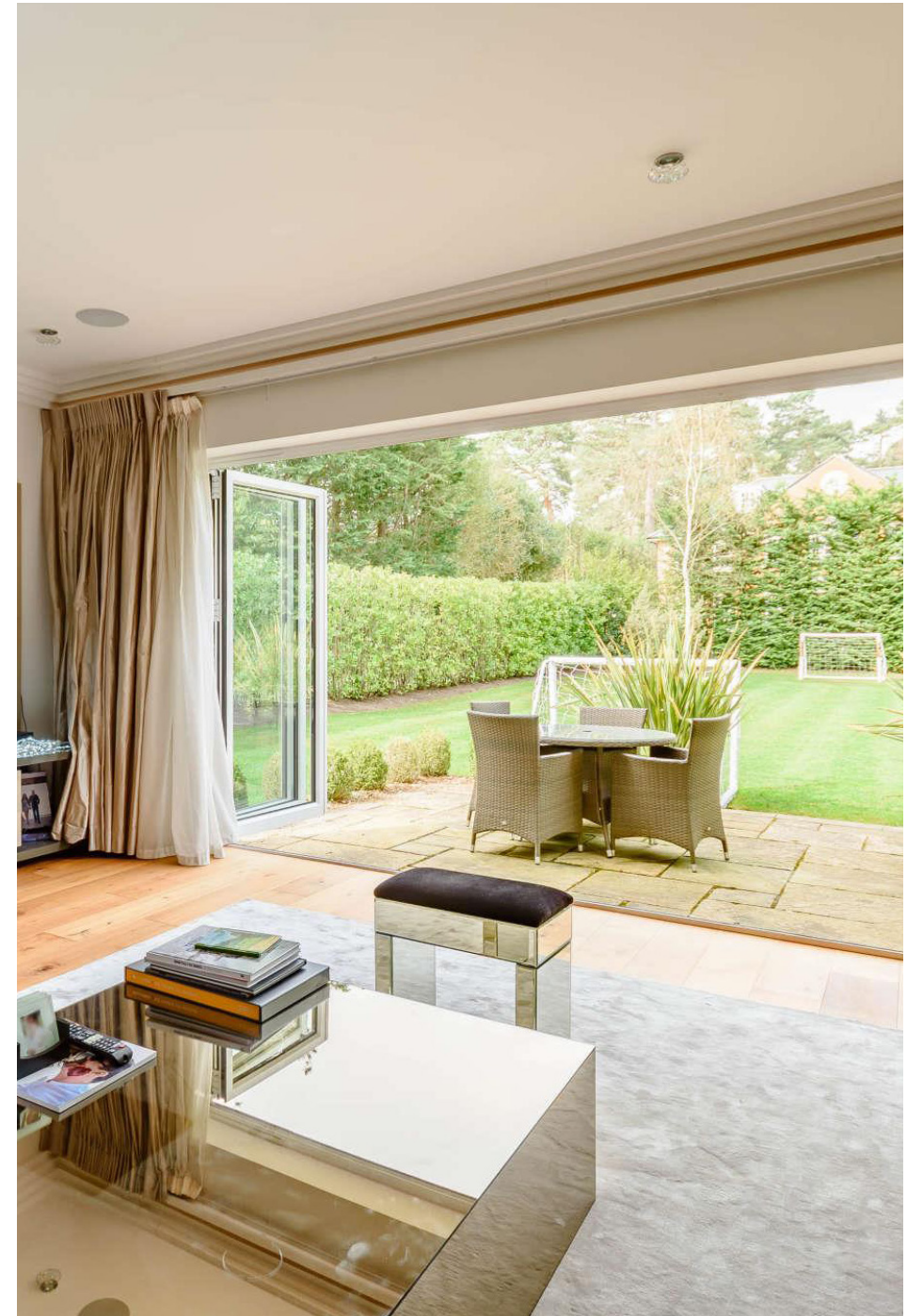
LOCATION

To the rear this property enjoys a terraced area leading to lawn and is well stocked with specimen trees and shrubs.

Sporting facilities in the area are excellent and include golf on Wentworth, Sunningdale, The Berkshire and Swinley Forest, polo in Windsor Great Park and the Royal County of Berkshire Polo Club. There is racing at Ascot and Windsor and extensive walking and riding on Chobham Common and in Windsor Great Park.

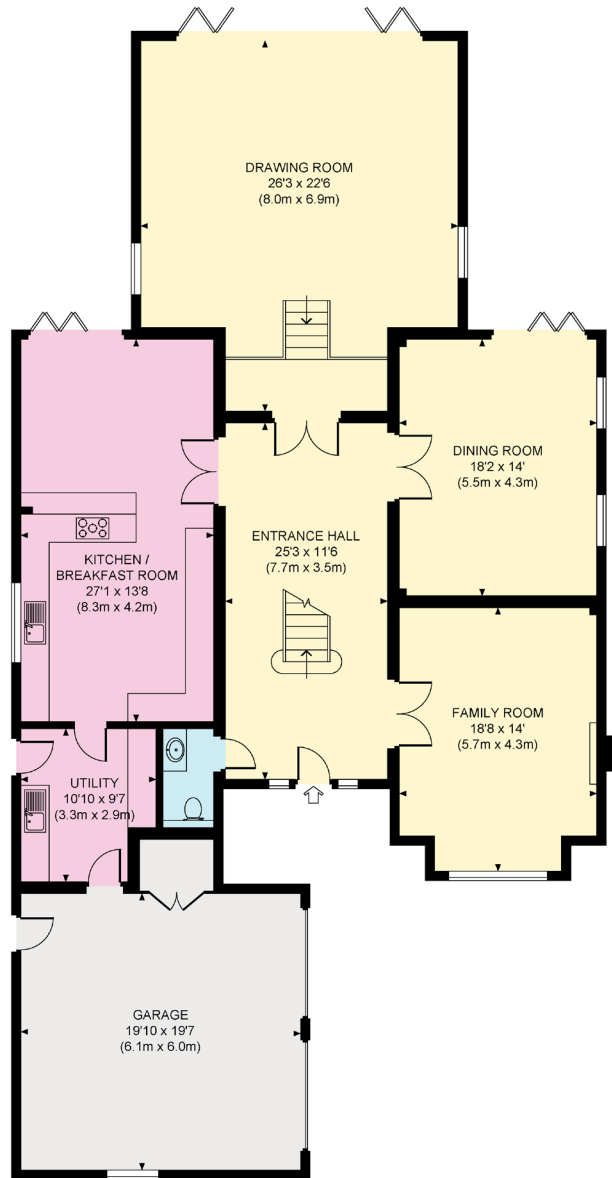
The local schooling is exceptional with many renowned private schools including Eton College, Hall Grove, Papplewick, Sunningdale, St. Mary's, Heathfield, Hurst Lodge, St George's, Licensed Victuallers, Ludgrove, The Marist, Woodcote and St. John's Beaumont. There are also two highly regarded International Schools.

Sunningdale 1.8 miles, Ascot 1.4 miles, Windsor 8 miles, Heathrow Airport (terminal 5) 14 miles, Central London 28 miles, M3 5 miles, M4 9 miles (distances are approximate).

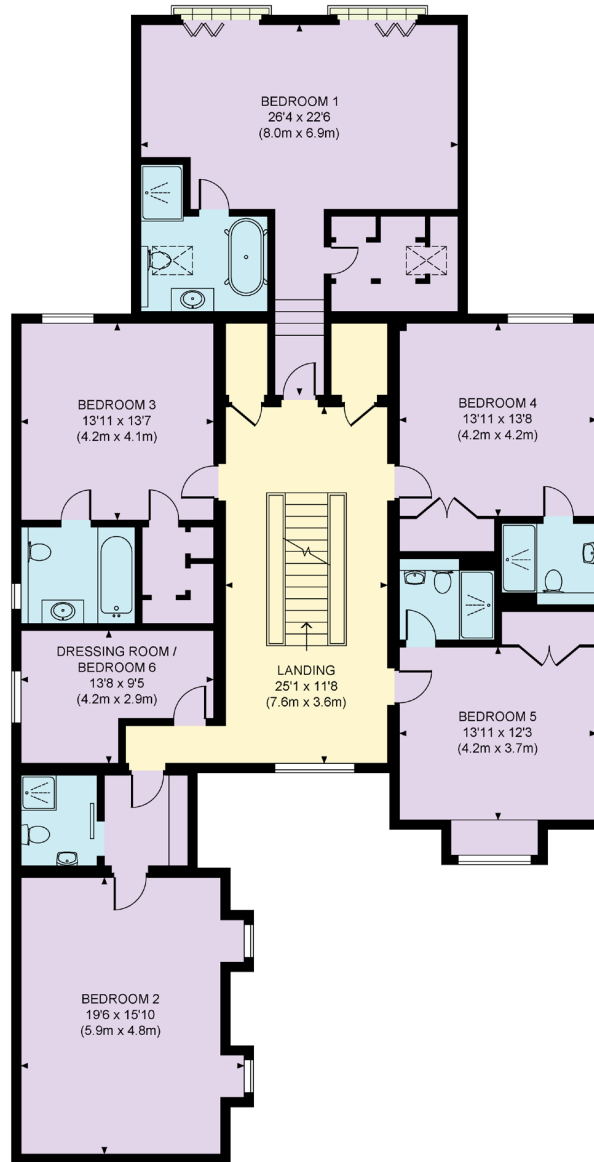








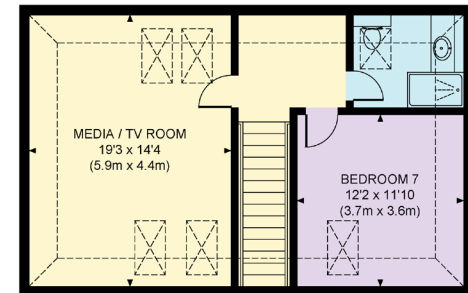
GROUND FLOOR



FIRST FLOOR



Approximate Gross Internal Area
5145 sq ft / 478.0 sq m



SECOND FLOOR

(Including Basement / Loft Room)
Approximate Gross Internal Area = 477.99 sq m / 5,145 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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