



Shrubbs Hill Lane Ascot SL5

£13,000 Per Month - Available Now

HAMPTONS
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Beyond your expectations

Wonderful modern detached executive family home built to exacting standards

7 Bedrooms | 10 Bathrooms | 6 Receptions | Conservatory | Kitchen/Breakfast Room | Steam Room |
Maintained Grounds | Garages | Garages.

Description

A rare opportunity to acquire a very impressive home situated in one of the areas most desirable locations. The extensive accommodation is laid out over three floors and totals in excess of 7,250 sq ft. The plot enjoys a south westerly rear aspect with grounds which extend to approximately half an acre. Approached via a gated driveway, the property offers seven bedrooms and ten bathrooms, providing ample living accommodation with modern fixtures and fittings. Shrubbs Hill Lane is less than one mile from the shops and station in Sunningdale, which also offers several well regarded restaurants and pubs. Local recreational facilities including world renowned golf courses, health and tennis clubs, horse racing at Ascot, polo at some of the countries leading clubs and beautiful country

walks.

Situation

Sunningdale village centre offers a variety of shops and restaurants with direct rail links to London (Waterloo) in approximately 50 minutes, and the M3, M4 and M25 motorways being easily accessible. In the local area there are excellent sporting and recreational facilities, with many well known local golf courses that include the world renowned Wentworth, polo at Smiths Lawn and The Royal Berkshire, with extensive walking and riding in Windsor Great Park. There are many good state and independent schools such as Cheapside, Charters, Papplewick and two international schools; ACS and TASIS.



Kitchen

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6 Broomhall Buildings

Sunningdale SL5 0DU

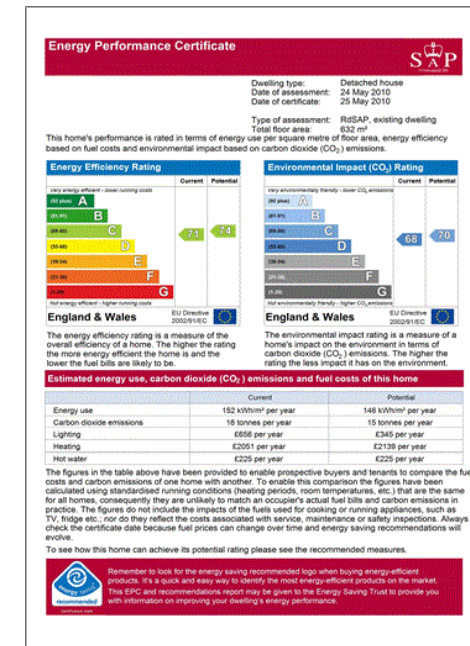
Tel: 01344 873081 - sunningdalelettings@hamptons-int.com

www.hamptons.co.uk

Floorplan



Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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