Woodcote Place Ascot SL5

£4,750 Per Month - Available Now

HAMPTONS INTERNATIONAL

Beyond your expectations

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A well presented and spacious family home located within this sought after gated community.

Entrance Hall | Cloak Room | Drawing Room | Dining Room | Study | Kitchen/Breakfast Room | Family Room | utility Room | Master bedroom with En suite | Two bedrooms with En suite | Two further bedrooms | Family bathroom | Detached triple garage | Landscaped rear garden | Parking for a number of cars.

Description

This well presented property consists of entrance hall leading to cloak room, drawing room with doors to garden, dining room, high spec bespoke kitchen, family room and utility room. On the first floor is the master bedroom with en suite bathroom, two further bedrooms with en suites, two further bedrooms and family bathroom. Outside there is a spacious triple detached garage with ample parking to the front and landscaped garden to the rear.

Situation

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.

Furnishing

Unfurnished

Hamptons Sunningdale Lettings
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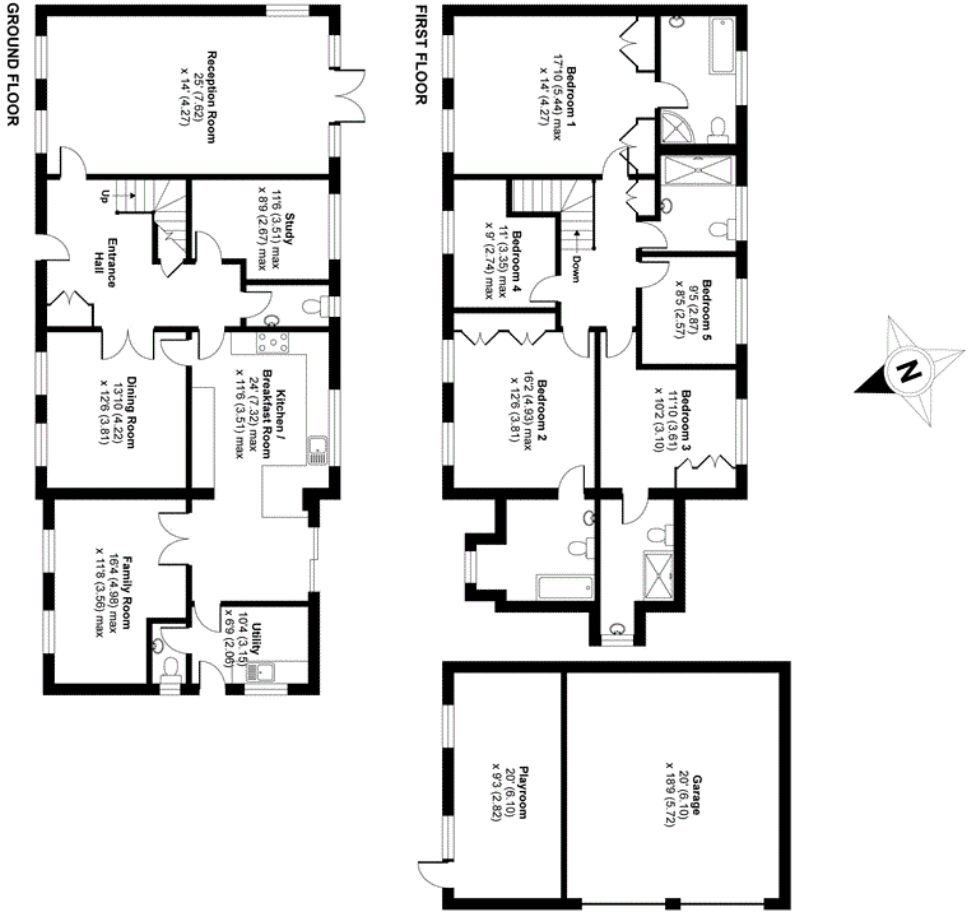
Floorplan



APPROX. GROSS INTERNAL FLOOR AREA 3225 SQ FT 299.6 SQ METRES (INCLUDES GARAGE & PLAYROOM)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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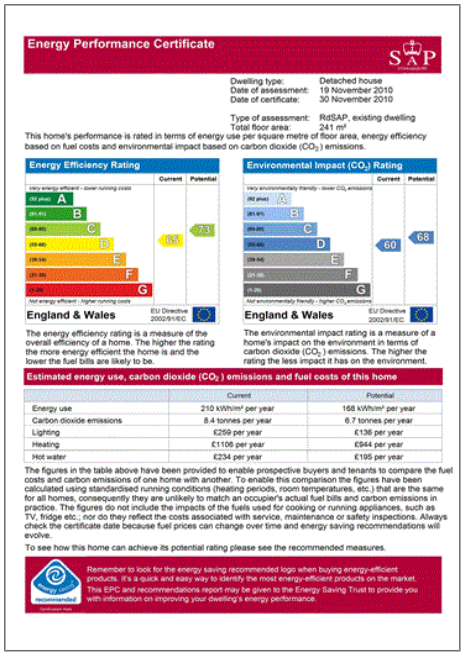
Energy Performance Certificate (EPC)



Energy Performance Certificate

SAP

Dwelling type: Detached house
Date of assessment: 19 November 2010
Date of certificate: 30 November 2010

Type of assessment: RdSAP, existing dwelling
Total floor area: 241 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating

	Current	Potential
	65	73

Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

England & Wales — EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating

	Current	Potential
	60	68

Very environmentally friendly - lower CO_2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions

England & Wales — EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	210 kWh/m² per year	168 kWh/m² per year
Carbon dioxide emissions	8.4 tonnes per year	6.7 tonnes per year
Lighting	£259 per year	£136 per year
Heating	£1106 per year	£944 per year
Hot water	£234 per year	£195 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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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