



Windsor Forest Court, Mill Ride

Ascot, Berkshire, SL5



Beyond your expectations

Mews Cottages and Apartments set within a private golf course

Two Bedrooms | Two Bathrooms | Kitchen | Living/Dining Room | Private Terrace | Communal Grounds | Two Car Park Spaces

Guide Price £380,000 Leasehold

Description

Windsor Forest Court was built in the early 1900s by Sir Henry Waldren to stable the King's polo ponies - a gift from the Queen to her son, King Edward VII. The polo stables were converted into a mixture of mews cottages and apartments in 1998 when the surrounding estate was developed into Mill Ride Golf Course. The properties have been renovated in recent years whilst retaining the beautiful original character of the exterior.

Cottage 14 is a two bedroom, two bathroom character conversion apartment situated within this unique development offering modern living on the ground floor with doors leading to a private terrace. There is wood laminate flooring and feature fireplace to the living room, a fully fitted kitchen with integral appliances and granite worktops along with modern bathroom suites.

Outside

The development is set behind electric iron gates which leads on to an ample communal parking area where there are two allocated spaces. From here the archway of the building leads to the communal manicured courtyard gardens where the entrances to the apartments with individual private front doors can be found.

The grounds are all enclosed and some of the properties have views over the golf course.

Location

Situated in the grounds of Mill Ride Golf Club and within

close proximity to Ascot racecourse and ideally placed to take full advantage of local amenities in Ascot high street. The larger town of Royal Windsor, some 6 miles distant, provides a substantial and varied selection of restaurants and retail outlets.

Travel time by rail to Waterloo from Ascot station is around 46 minutes and Ascot is conveniently situated between the M3 and M4 motorways, as well as being in close proximity to Heathrow and Gatwick airports. Farnborough's private airport, which is arguably fast becoming the main choice for international business travellers is 12 miles away.

Sports and leisure pursuits are well catered for locally. In particular, golfing enthusiasts will be delighted with the choice of several fine courses namely The Berkshire, Sunningdale and Wentworth.

Schools are well catered for, with a high standard of education at all levels and many highly regarded schools are to be found within a reasonable travel time from Windsor Forest Court.

NB: All images are representative of the show apartment and communal areas and are for general guidance only.

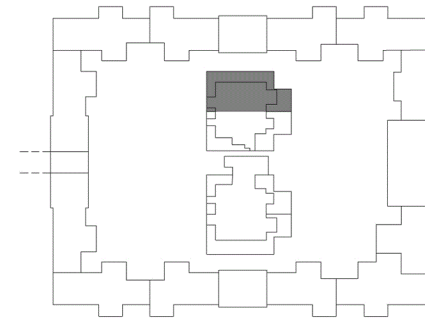


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		52
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

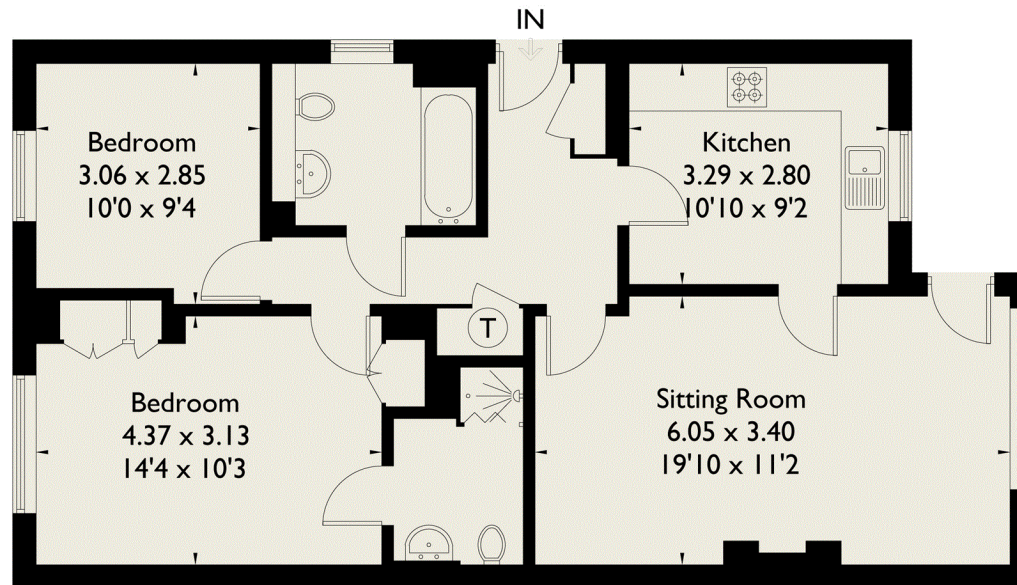
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Approximate Gross Internal Area =
74.1 sq m / 798 sq ft



Context Plan



Number 14 Ground Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 159792

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

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

