



St George's View, Wells Lane
Ascot, Berkshire, SL5



Beyond your expectations

An exciting new development in Ascot EPC: B

Hamptons International

6 Broomhall Buildings, Chobham Road, Sunningdale

Sales. 01344 627555

sunningdale@hamptons-int.com

www.hamptons.co.uk

4 Bedrooms | 4 Bath/shower rooms | Sitting room | Study | Kitchen/breakfast/family room | Cloakroom | Media room | Utility room | Garage | Balconies | Garden

Guide Price £1,450,000 Freehold

Description

An exclusive development of just four contemporary designed detached houses with countryside views, yet conveniently located within half a mile of Ascot high street and only a mile to Ascot station.

This unique, brand new, gated family home is accessed via a tree lined lane and each property has been built to the highest specification, using the finest quality materials inside and out.

Location

Within 0.5 mile of 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 such as St. Georges, Lambrook, LVS, The Marist and Eton College.

Additional Information

The interior photos are of the show home, Plot 3



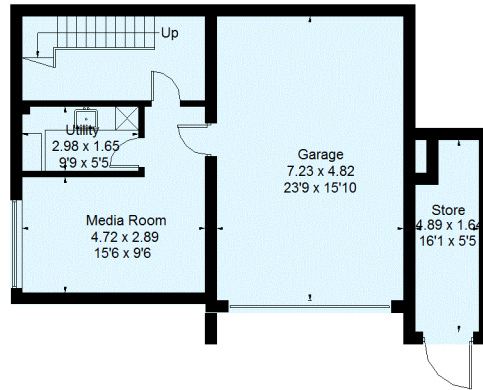
| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 84 | 89 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Wells Lane, Ascot

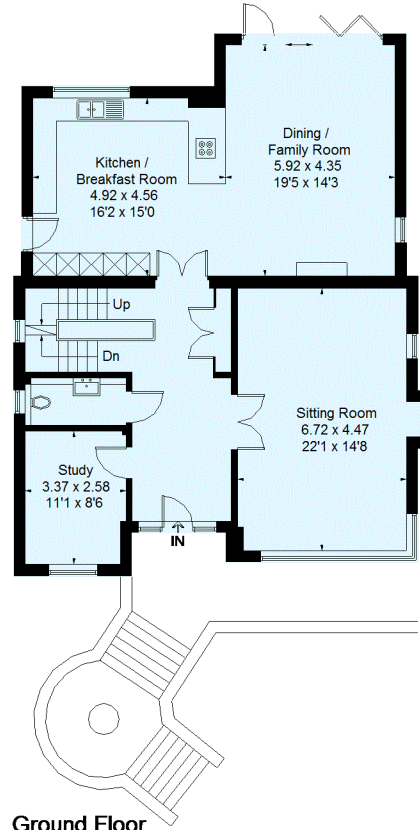
Approximate Gross Internal Area = 296.6 sq m / 3193 sq ft
(Including Garage / Excluding Void)

Store = 8.3 sq m / 89 sq ft

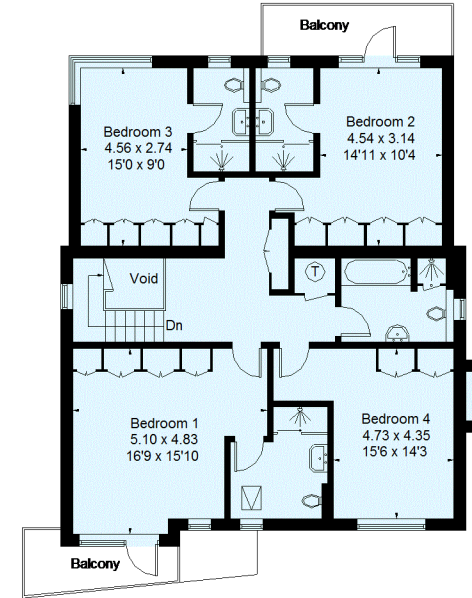
Total = 304.9 sq m / 3282 sq ft



Lower Ground Floor



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 164985

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.

