



TINKERS LODGE

Ascot | Berkshire



A STUNNING FAMILY HOME BUILT BY MONTROSE DEVELOPMENTS

in one of Ascot's most sought after residential areas, set behind
secure private gates.



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Local Authority: Royal Borough of Windsor and Maidenhead

Council Tax band: H

Tenure: Freehold

Guide Price: £2,250,000



TINKERS LODGE

Tinkers Lodge, built by Montrose Developments, sits in an excellent location for Ascot, Sunningdale and Sunninghill. It is approached via a secure gated entrance and has been constructed to the highest standards throughout.

Entering the spacious entrance hall there is access to all of the principal reception rooms which include the living room with doors onto the terrace, sitting room, study and stunning kitchen/breakfast/dining room. The kitchen is well fitted with quality appliances throughout along with a central island, creating a great entertaining space. Further ground floor accommodation includes a useful utility room, guest cloakroom and access to the integrated garage.





UPSTAIRS & OUTDOORS

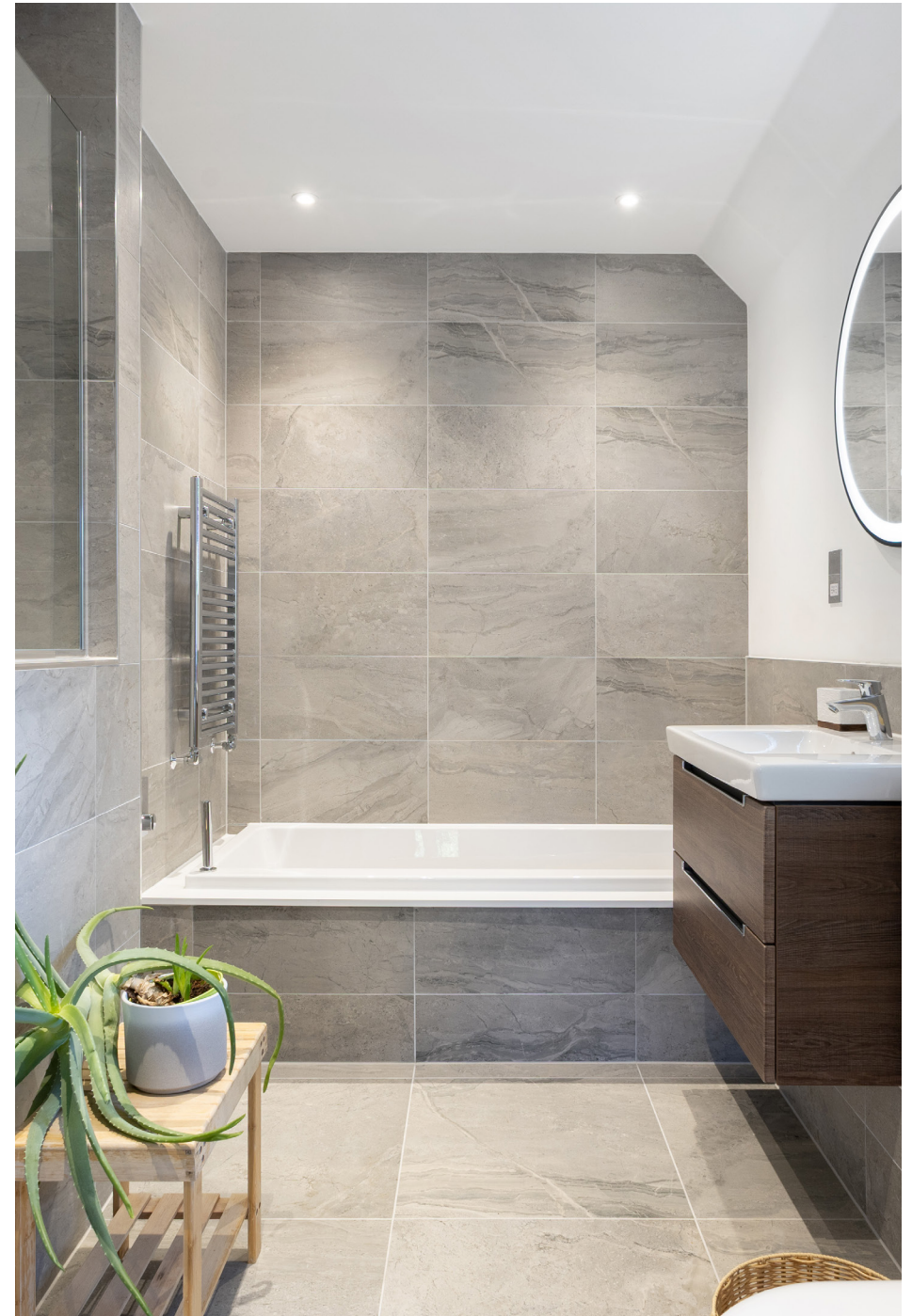
To the first floor, the principal bedroom suite enjoys a dressing room, bathroom with bathtub and walk-in shower. There are three further en-suite bedrooms with fitted wardrobes.

To the rear, the private gardens are mainly laid to lawn and feature mature trees and shrubs bordering the fencing.

Highlights of the local calendar include Royal Ascot, the annual PGA Championship at Wentworth Golf Club and the Cartier International Polo at Smith's Lawn.

For leisure, the world famous golf clubs of Wentworth, Sunningdale and The Berkshire are nearby; polo is available at Coworth Park, the Royal County of Berkshire Polo Club and Guards Polo Club.

Virginia Water Lake and The Savill Garden are both close by; there is horse riding on Chobham Common and in Windsor Great Park.







LOCATION

Situated just over a mile from Ascot High Street, offering a range of shops and restaurants, and approximately 0.8 miles from Ascot station providing services to London (Waterloo). The village of Sunninghill is c. 1 mile and Sunningdale c. 1.5 miles.

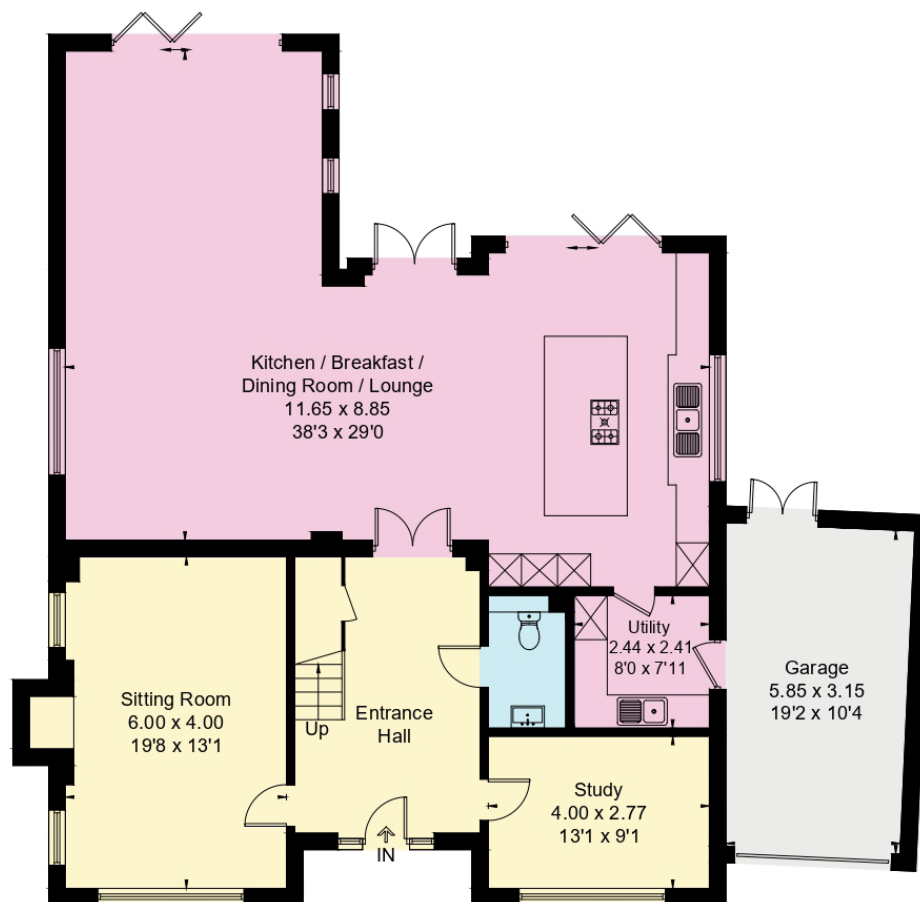
By road, Ascot is convenient for the M3 (junction 3) approximately 4.6 miles, M25 approximately 9.7 miles, Heathrow Airport approximately 11.1 miles and Central London approximately 26 miles. Please note: all distances are approximate.

There are a number of renowned schools in the area including Papplewick, LVS, Lambrook, Hall Grove, St Francis Catholic Primary School, St Michaels C of E School, The Marist schools, Charters, St George's and St Mary's Ascot. Eton and Wellington colleges area accessible as are the international options of TASIS and ACS Egham.

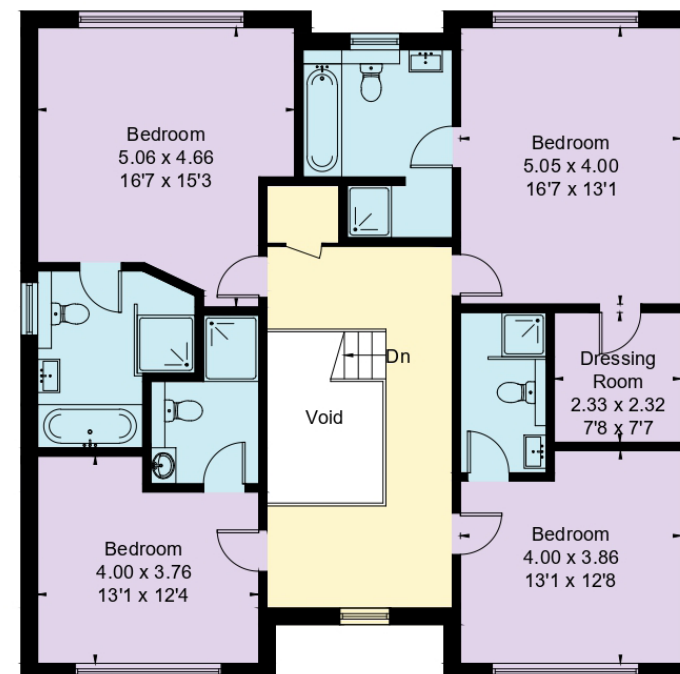




Approximate Floor Area = 291.2 sq m / 3134 sq ft (Including Garage / Excluding Void)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #100829

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)



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