

# Queens Beeches House Ascot, Berkshire, SL5.



**A substantial Victorian home completely renovated and extended to an excellent standard..**

**Guide price: Long let £12,500 per month**

6 bedrooms | 3 bathrooms | Reception rooms

Garden | Private Parking



**Status : Unfurnished**

**EPC rating: D**

**Floor area: 5,350 sq ft**  
(All measurements are approximate)



A 6 bedroom gated Victorian home enjoying an elevated position with a Southerly facing garden set within walking distance of Ascot high street and station.

6 bedrooms, 3 bathrooms. Spacious drawing room opening to dining room. Sitting room. Study. Impressive kitchen/breakfast room. Cloakroom.

Principle bedroom with large en suite bathroom, 3 further first floor double bedrooms and shower room. 2 top floor double bedrooms, games room and bathroom.

The rear terrace is a real feature of the home. Ample driveway parking. In total 5,511 sq ft accommodation.

### Location

Ascot has an excellent transport network with close proximity to the M25, M4 and M3 motorways. Regular train service from Ascot to London Waterloo 55 mins or Ascot to Reading 27 mins.

Education facilities in the area are exceptional and include Eton College, Papplewick, Charters, LVS, The Marist, Bishopsgate, St George's Ascot, Wellington, Heathfield, St Mary's, Sunningdale School, Lambrook, Hall Grove and St John's Beaumont. There are also two highly regarded international schools, ACS and TASIS.

Sporting facilities in the area include golf at Sunningdale, Berkshire and Wentworth, polo at Smith's Lawn, and horseracing at Ascot and Windsor.

Other attractions in the area include Virginia Water Lake, Savill Gardens, Windsor Great Park, Windsor Castle and Legoland.

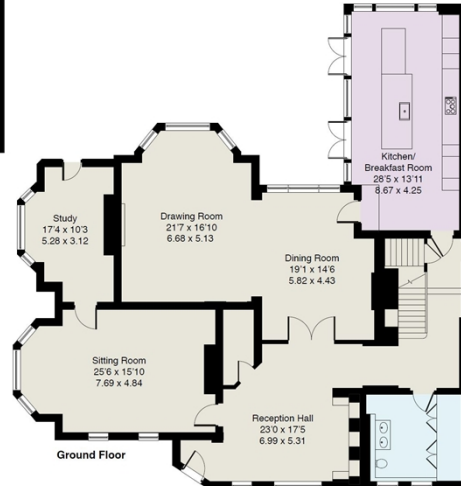
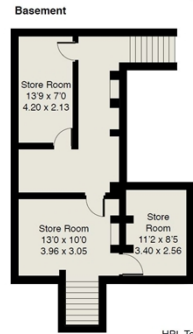
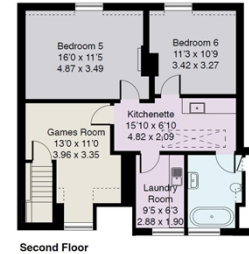
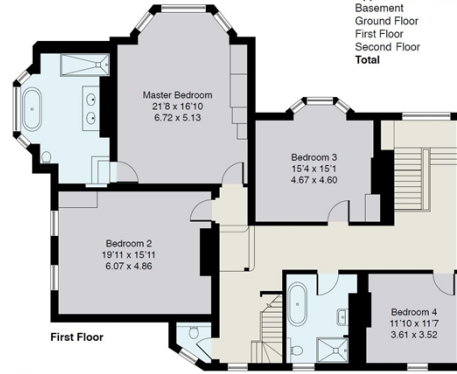
Sunningdale village is close catering for day-to-day shopping requirements with lovely locally owned shops, well-known supermarket and restaurants. Larger towns of Windsor, Camberley and Bracknell, are close by with a number of leading shopping brands.





Queens Beeches House, London Road, Ascot

Approximate Gross Internal Floor Area :	
Basement	51 sq m / 549 sq ft
Ground Floor	224 sq m / 2411 sq ft
First Floor	174 sq m / 1873 sq ft
Second Floor	63 sq m / 678 sq ft
<b>Total</b>	<b>512 sq m / 5511 sq ft</b>



Ref: QBHB010208193 Buckingham  
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 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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**Fixtures and fittings:** Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory.

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Particulars dated 25 March 2022. Photographs and videos dated xxxxxxxx 20xx.

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Date: 25 March 2022