



Winkfield Row, Ascot, Berkshire **RG42**

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# Winkfield Row, Ascot Berkshire RG42

The property has 4 double bedrooms and 2 bathrooms upstairs and plenty of loft storage space. The ground floor features two sizeable reception rooms with engineered oak flooring (one with a Clearview log burner) and a spacious kitchen/dining/living room overlooking the garden. A brand new hand-built kitchen with inbuilt double cookers, large induction hob and separate full height fridge and freezer units. The downstairs also includes a separate utility room and a generous cloakroom. Externally, there is ample driveway parking, secure storage and a good-sized, private and sunny garden.



**Guide price:** £4,000 per calendar month

**Furniture:** Available unfurnished

**Tenancy available from:** 4th March 2024

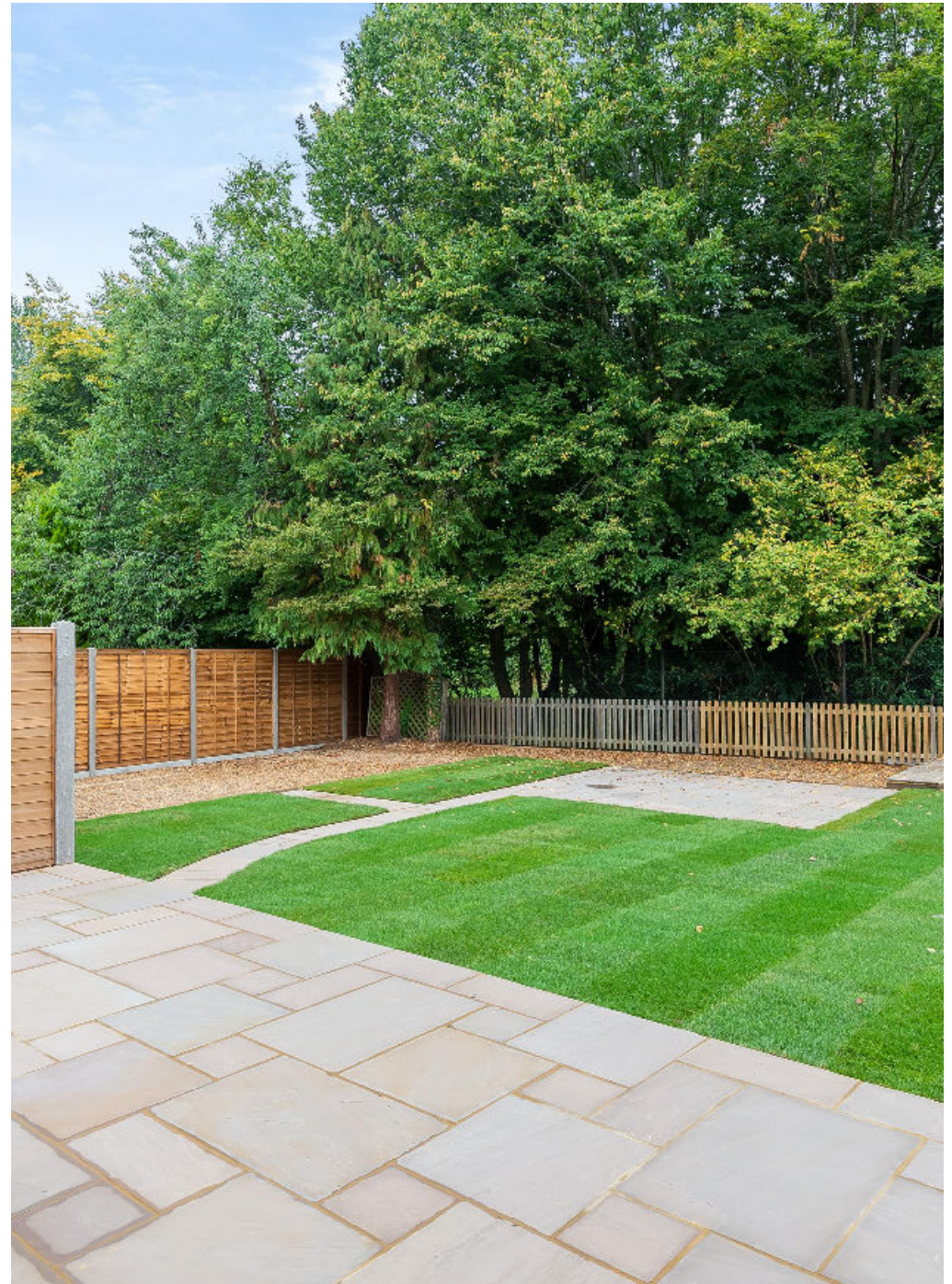
**Minimum length of tenancy:** 12 months

**Deposit:** £4,615.38

**Local authority:** Bracknell Forest

**Council tax band:** F





## Location

Winkfield has an excellent transport network that is close to the M25, M3, M4, and M40 motorways. The closest railway stations are Martins Heron (2.3mi) and Ascot (3.4mi), with regular services to London Waterloo (59 mins and 54 mins respectively), and Maidenhead (7.4mi) with regular Crossrail services to London Paddington (17-21 mins). Heathrow and Gatwick airports are 14.3mi and 45.6mi respectively.

Education facilities in the area are exceptional and include Lambrook (directly opposite the property), Heathfield, Eton College, Papplewick, Charters, LVS, Hall Grove, The Marist, St George's Ascot, Wellington, St Mary's and Sunningdale School. 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, The Royal County of Berkshire Polo Club, and horseracing at Ascot and Windsor.

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

Winkfield is a village set in a beautiful country landscape, with rustic pubs such as The Cricketers, The Winning Post and The White Hart. Surrounded by fields and polo clubs, it is an excellent area for having quick access to London yet still having that country feel. The nearest superstore is only 2.3mi.

All distances are approximated.



# Winkfield Row, Ascot

Approximate Area = 1839 sq ft / 171 sq m

For identification only - Not to scale



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**  
 Ascot  
 59 High Street  
 Ascot SL5 7HP

We would be delighted to tell you more  
**Ross Harvey**  
 01344 299390  
 ross.harvey@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit [www.knightfrank.co.uk/tenantfees](https://www.knightfrank.co.uk/tenantfees). Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

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