



Englemere Park, Kings Ride, Ascot **SL5**



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The generous entrance hall gives access to the principal reception rooms on the ground floor. The kitchen/dining room has been beautifully designed and includes a contemporary log burner and seating area with views over the garden. The sitting room features four sets of double doors, giving access to the paved terrace and garden. A study, family room, snug, utility and two cloakrooms complete the ground floor accommodation. On the first floor is a generous L-shaped principal bedroom suite, complete with a sitting area, fitted dressing room and en suite with luxurious free-standing bath. The first floor comprises three further double bedrooms with contemporary en suites.



Furniture: Available unfurnished

Tenancy available from: 25th April 2024

Minimum length of tenancy: 12 months

Local authority: Windsor and Maidenhead

Council tax band: G





Further rooms

On the first floor is a generous L-shaped principal bedroom suite, complete with a sitting area, fitted dressing room and en suite with luxurious free-standing bath. The first floor comprises three further double bedrooms with contemporary en suites. The second floor offers flexible accommodation with a 5th bedroom, bathroom and a sizeable 6th bedroom/games room.

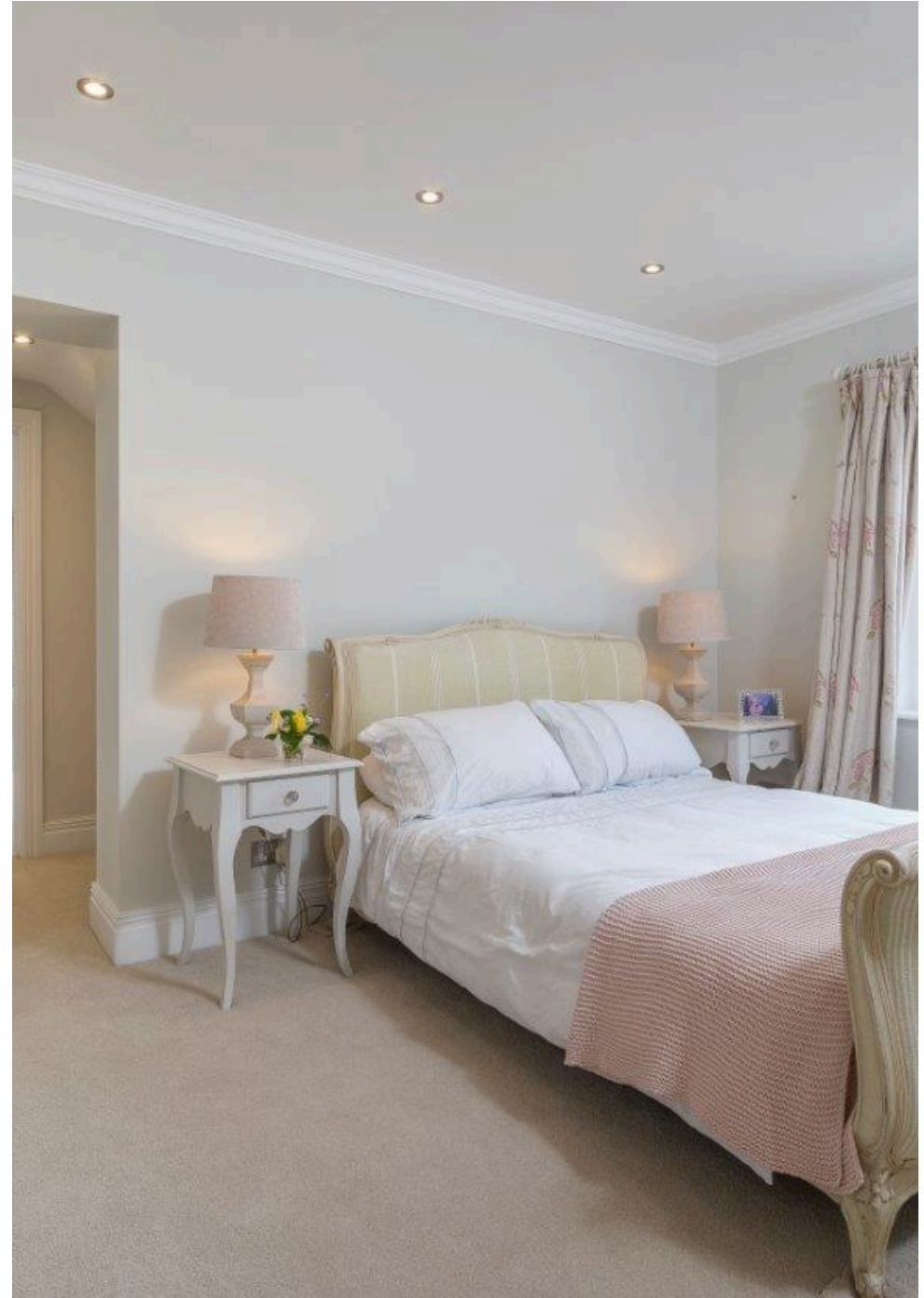
Rear garden is perfectly maintained and offers a secluded woodland area with fire pit and garden studio. Detached garage and large driveway.



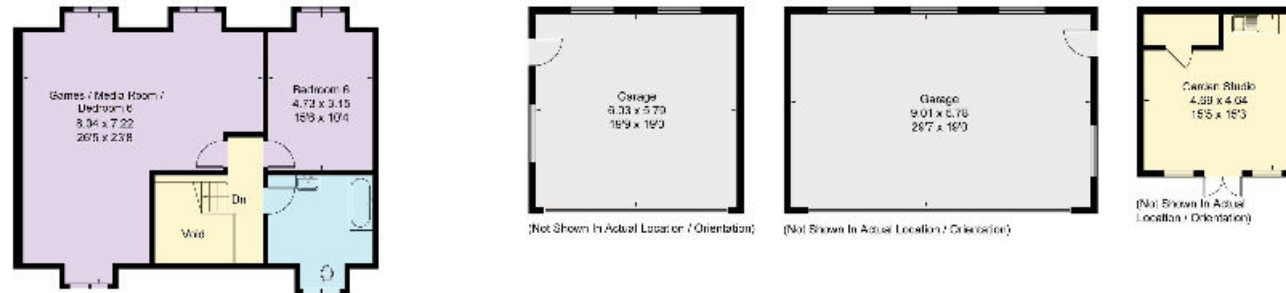


Location

Ascot High Street 0.8 miles, Ascot Train Station providing regular services to London Waterloo in approximately 55 minutes 1.3 miles, Sunninghill 2.3 miles, Sunningdale 3.9 miles, Windsor 7.2 miles, Heathrow Terminal 5 16.8 miles, Central London 30.8 miles (All distances are approximate)

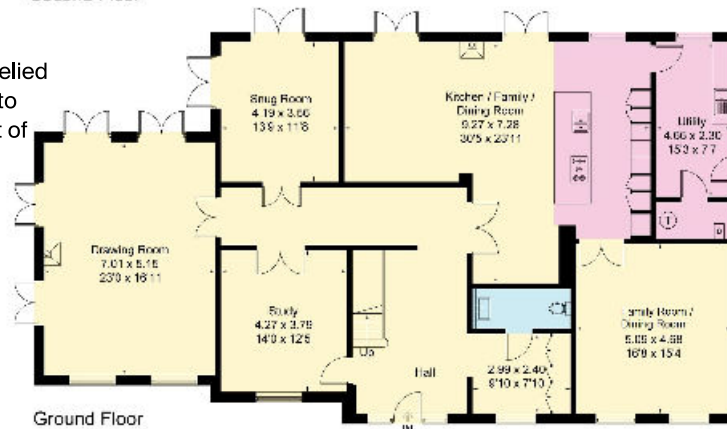


Gross Internal Area (approx) = 451.4 sq m / 4859 sq ft
 (Excluding Void)
 Garages = 87.3 sq m / 940 sq ft
 Summer House = 21.8 sq m / 235 sq ft
 Total = 560.5 sq m / 6034 sq ft
 For identification only. Not to scale.
 © Floorplanz Ltd

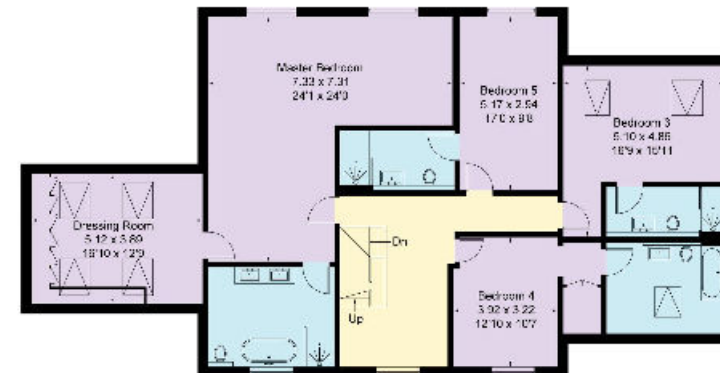


Second Floor

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.



Ground Floor



First Floor

Knight Frank

Ascot

59 High Street

Ascot SL5 7HP

knightfrank.co.uk

We would be delighted to tell you more

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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. 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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