



An exceptional family house

Swinley Road, Ascot, Berkshire, SL5

£13,500 pcm, Unfurnished
Available immediately



5 bedroom suites • 5 reception rooms • 5
bathrooms • Annexe • 2 bonus rooms • Triple
garage • Available immediately

Local Information

Swinley Road is situated on the outskirts of Ascot which offers good shopping facilities and local amenities. More extensive shopping facilities are available at Windsor and Camberley, which are within easy reach.

Leisure amenities in the area include racing at Ascot and Windsor: golf at Swinley Forest Golf Club, The Royal Berkshire, Wentworth and Sunningdale; polo at Smith's Lawn and the Royal Berkshire Polo Club; riding in Windsor Great Park; boating on the River Thames; and Legoland at Windsor. British Rail connections can be found at Ascot, Sunningdale and Windsor.

The M3 motorway (Junction 3) is less than 3 miles away and the M4 (Junction 6) can be accessed at Windsor: both in turn provide access to the M25 and Heathrow and Gatwick.

There is extensive schooling in the area including Eton College, St Mary's School, Ascot, Heathfield, St George's, The American Community School, St. John's Beaumont and Papplewick.

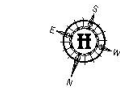
About this property

Set within just over 5 acres, Tower Hill is a superb family home (5,079 sq. ft.) finished to an exceptionally high standard. The property is surrounded by mature woodland adjoining Crown Estate Land and therefore enjoys a very high degree of privacy and seclusion. The house offers elegant and luxurious accommodation arranged over three floors and is ideally suited to large scale entertaining with the principal rooms opening off the impressive reception hall and both the drawing room and kitchen enjoying direct access to the gardens. The spacious reception hall has an attractive marble floor and

features a central oak staircase that divides at the top and leads to a galleried landing with French doors opening out to a balcony. The property benefits from five reception rooms, two of which are uniquely octagonal shaped, and a Mark Wilkinson designed kitchen/breakfast room with a range of units incorporating a central island, granite work surfaces and integral stainless steel appliances. The ground floor further comprises a utility room and a cloakroom. The first floor accommodation is arranged to provide a 23'3" master bedroom with a luxurious octagonal shaped en suite bathroom, a 23' second bedroom with a further octagonal en suite bathroom, 3 further en suite bedrooms, one of which has access to its own balcony, and a family bathroom (all bathrooms have Roca and Villeroy and Boch fittings). There are useful bonus rooms situated on the second floor and there are further self-contained bonus rooms above the garaging. Additional features of the property include, oak doors and flooring, fireplaces, attractive arched windows, under-floor heating to the ground and first floors with pressurised 'Megaflow' water system, internal technology based Siemens 'Smarthome' Solution providing central controls for lighting, entertainment, communications and security, CAT 6 fixed wiring for multiple telephone lines, broadband, ISDN or ASDL, mood lighting, networked audio zones and TV groups. The property is approached via security gates .which open onto a paved driveway.

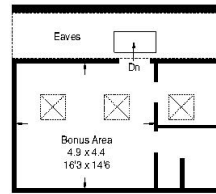




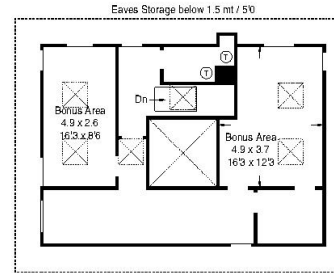


[Dashed line] = Reduced headroom below 1.5 mt / 5'0"

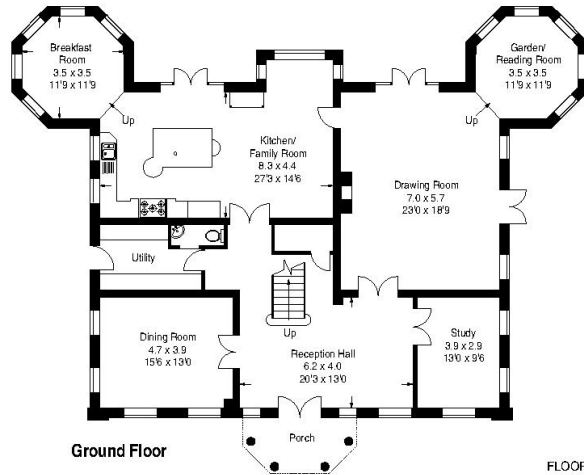
Approximate Gross Internal Area (exc. eaves) :-
 Ground and First Floors : 369 sq m / 3974 sq ft
 Second Floor : 71 sq m / 761 sq ft
 Room above Garage : 32 sq m / 344 sq ft



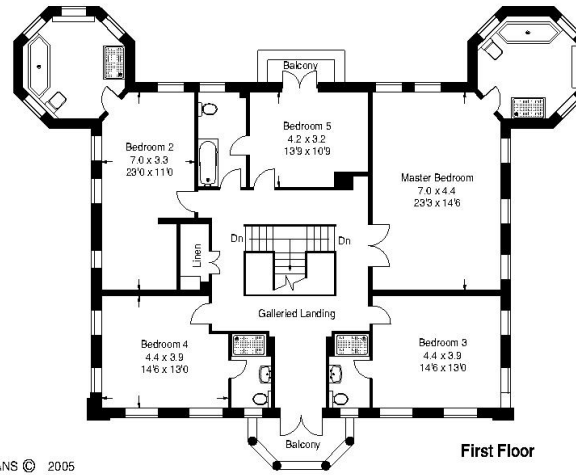
Second Floor over Garage



Second Floor



Ground Floor



First Floor

FLOOR PLANS © 2005
 01483 755510 Ref B8187/ZS

This illustration is for identification purposes only. Measured & drawn in accordance with RICS / PMA guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboards / wardrobes to wall surfaces where possible or where indicated by arrow heads. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	46
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20190913MRCN

