



GATED 4 BEDROOM FAMILY HOME WITH SEPARATE BONUS ROOM ABOVE DETACHED DOUBLE GARAGE.

FIR TREE CLOSE
ASCOT, BERKSHIRE, SL5 9LJ

Unfurnished, £5,950 pcm + fees and other charges apply.*

Available mid October



£5,950 pcm Unfurnished

• 4 bedrooms • 3 bathrooms • 2 reception rooms plus Orangery • Kitchen/family room • Study • Utility room and cloakroom • Double garage with bonus room above • Mature garden • Available with mid October • EPC Rating = D • Council Tax = G

Situation

This gated family home is situated in one of Ascot's highly regarded roads. Ascot High Street offers a range of shops for daily needs, with a further choice of independent, specialist shops in Sunninghill and Sunningdale, along with a major supermarket. The towns of Windsor, Guildford, Camberley and Reading offer a greater choice of retail facilities along with theatre, cinema and leisure complexes. Locally, there is a good choice of restaurants, gastro pubs and wine bars. Rail services to London (Waterloo) are available from Ascot and Sunningdale. The M3 can be accessed at J3, the M25 at J13 leading to Heathrow Airport and Terminal 5, the M4, central London and the motorway network beyond. Sporting facilities in the area include the golf clubs of Wentworth, Sunningdale, racing and polo fixtures are held at the world famous Ascot Race Course and Smith's Lawn. Health clubs locally include Wentworth Club, Coworth Park Hotel Spa, Pennyhill Park Health Club and Spa, the MacDonald Berystede and David Lloyd Royal Berkshire with in and outdoor pool, new spa area and tennis facilities. There is a choice of schools in the area including Eton College, St George's and St Mary's Schools in Ascot, The Marist Schools, Papplewick, Hall Grove, The ACS Egham and Charters School Sunningdale.

Description

On entering this family home you get an instant feeling of light and space with a mixture of wood and tiled flooring throughout. The entrance hall leads to a double reception room overlooking the gardens, separate study, cloakroom and the kitchen which opens onto the family room on the left and stunning triple aspect Orangery to the right overlooking the garden. Stairs rise to the first floor which has a double aspect Master bedroom with en suite bathroom, guest bedroom with en suite bathroom, 2 further bedrooms and a family bathroom with separate shower. Externally there is a driveway with parking leading up to the double garage with bonus recreation/study space above. The rear garden has a large terrace leading from the Orangery which flows on to the lawn surrounded by mature shrubs and trees.



Fir Tree Close, Ascot, SL5 9LJ

Gross internal floor area (approx):

349.5 sq m / 3762 sq ft (Excludes Restricted Head Height & Includes Garage & Office)

For Identification only - Not to scale

Niche Communications



FLOORPLANS

Gross internal area: 3672 sq ft, 349.5 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills

Sunningdale Lettings

Lauren Fell
lauren.fell@savills.com
+44 (0) 1344 295384

savills.co.uk

Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190812MRCN

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.