



CHARTERS GARDEN HOUSE

APARTMENT 9



A STUNNING THREE BEDROOM DUPLEX APARTMENT SITUATED IN THE WORLD CLASS CHARTERS DEVELOPMENT

APARTMENT 9, CHARTERS GARDEN HOUSE,
CHARTERS ROAD, ASCOT, SL5 9GE

Reception Room with Balcony ♦ Open Plan
Kitchen/Dining Room ♦ Study ♦ 3 Bedroom Suites
♦ Utility Room ♦ Cloakroom ♦ 24 Hour Concierge
and Security ♦ Underground Parking ♦ Communal
Grounds ♦ Spa Facilities with Gym and Inside Pool
♦ Games Room ♦ Tennis Court

DESCRIPTION

Number 9 Charters Garden House is a stunning three bedroom apartment arranged over two floors with expansive views of the beautifully manicured grounds. The spacious reception room with floor to ceiling windows has double doors onto a south-east facing balcony. An open-plan kitchen and dining area has an attached utility room and built-in Miele appliances. Tall windows allow in ample light and high ceilings increase the feeling of space. There is also a cloakroom and storage cupboard on this floor.

A remarkable glass spiral staircase leads up to the second floor and to three bedrooms all with stunning marble en-suites, two with dressing rooms and one with a private balcony. Further to this there is a mezzanine study overlooking the reception room. Number 9 Charters Garden House is fitted with a Crestron home system that enables central control of all technologies including audio, lighting, security and climate.

Charters is a world-renowned development with 24 hour concierge and security and 20 acres of stunning parkland grounds. There are also communal spa facilities with a gym, inside pool, games room and tennis court.



SITUATION

Windsor, Ascot and the surrounding area are well known for their boutiques, restaurants and traditional country public houses. The area also boasts some of the finest restaurants with Coworth Park in Ascot, as well as the Michelin starred The Waterside Inn and The Fat Duck restaurants in Bray (around 10 miles away).

There are numerous well-known events locally including Royal Ascot, the annual PGA Championship at Wentworth Golf Club and the Cartier International Polo at Smith's lawn. Henley Regatta is around 20 miles away.

For leisure there are some prestigious golf clubs nearby, including Wentworth, Sunningdale and The Berkshire; polo is available at Coworth Park, the Royal County of Berkshire Polo and Guards Polo Club and boating on the River Thames at Windsor and Henley.

The area is also fortunate to have some of the best independent schools including Wellington College, Eton College, Heathfield School, St George's and St Mary's Ascot. For international schooling, TASIS (The American School) and ACS (American Community School) are both in Egham.

By road, Central London (Knightsbridge) is around 26 miles away and is accessible via the M3 and the M4. Heathrow Airport is less than 15 miles away, while private jet facilities are available at Farnborough Airport. There are also excellent regular train services to London Waterloo from either Sunningdale or Ascot stations.

ADDITIONAL INFORMATION

Tenure: Share of Freehold

Postcode: SL5 9GE

Local Authority: Windsor and Maidenhead Council.

Services: The property has mains gas, electricity, water and drainage.

Fixtures and Fittings: All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

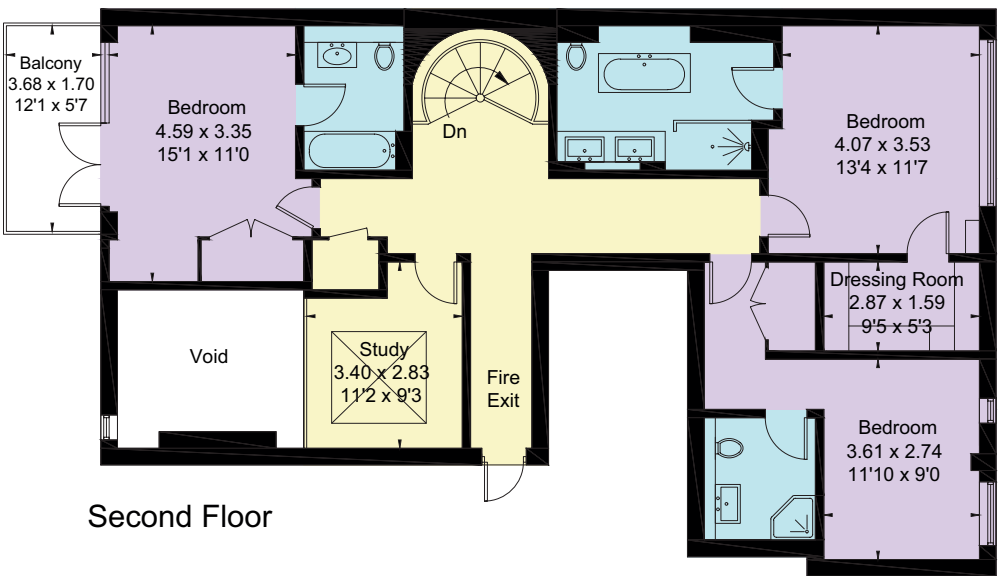
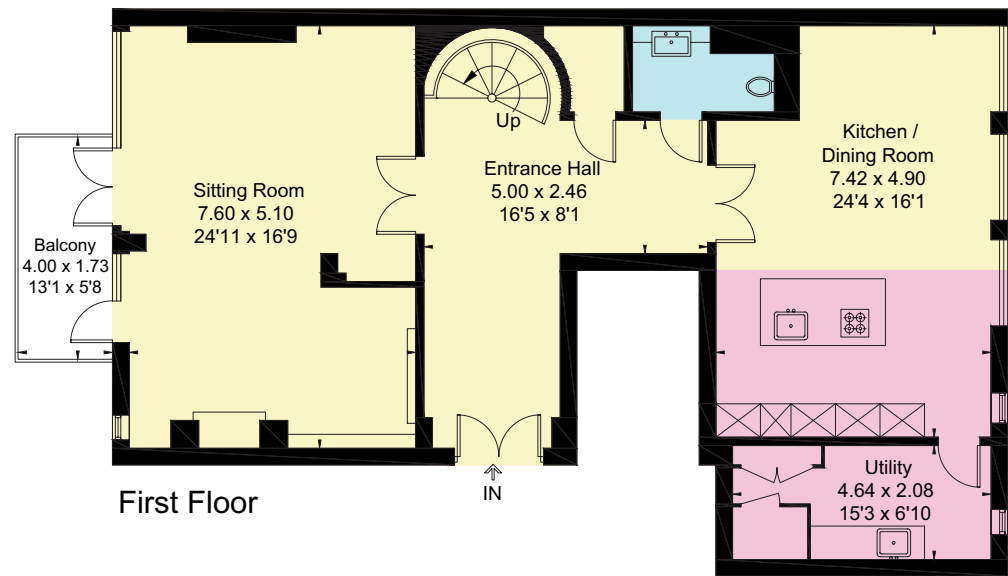
Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.



FLOORPLANS

Gross Internal Area (approx)
225.2 sq m / 2424 sq ft (Excluding Void)



Savills Sunningdale
Mount Lodge, London Road,
Sunningdale, Berkshire, SL5 0EP
sunningdale@savills.com
01344 626162
savills.co.uk

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