



CHATTERTON | REES



Sherbourne House Rise Road, Ascot, SL5 0AT  
£6,500 Per month





# Sherbourne House Rise Road

Ascot, SL5 0AT

- Five/Six Bedrooms
- Detached
- Utility
- Double Garage
- Gated
- Three Bathrooms
- Refurbished
- Landscaped Garden
- Driveway
- Close To High Street

A detached five/six-bedroom home with three bathrooms, double garage, and a driveway, conveniently located within walking distance to Sunningdale and Sunninghill High Street.

Upon entering, you are greeted by a spacious hallway leading to the kitchen, which includes a utility, a dining room, a living room, a study, a downstairs WC, and direct access to the double garage.

On the first floor, you will find a principal bedroom with an en suite bathroom, a second bedroom also with an en suite, three additional double bedrooms, and a family bathroom.

The top floor offers a games room that could serve as another large bedroom.

At the front of the house, there is a driveway leading to the double garage, as well as side access to the landscaped garden, which features a patio, lawn, and decking.

Sherbourne House is situated with access to both Sunningdale and Sunninghill High streets. Nearby schools include Charters, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's.

Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Ascot and Sunningdale has trains to London Waterloo and Reading. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band H. Deposit £8,307. Holding Deposit £1,384. Lease Length 6-24 months.

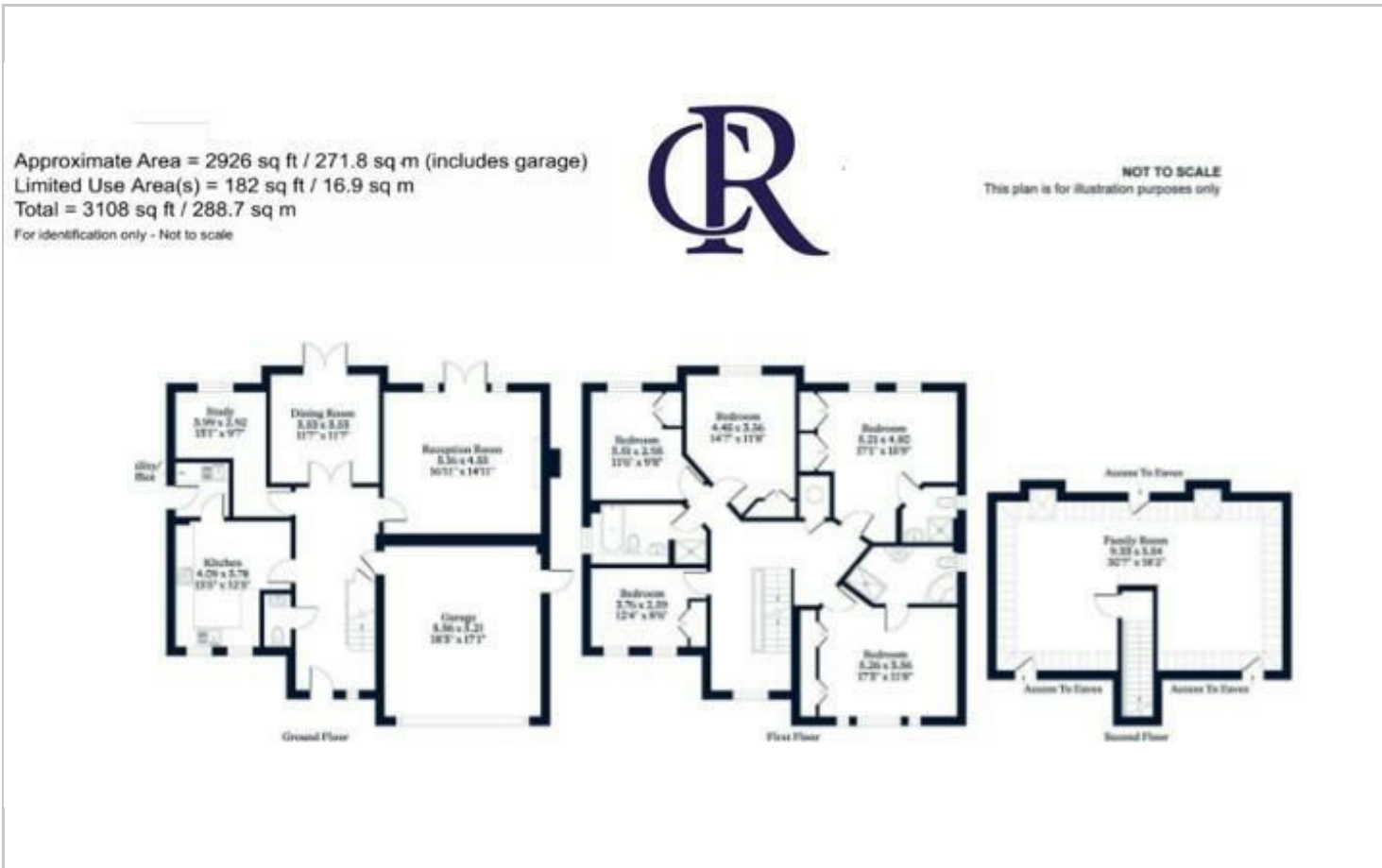
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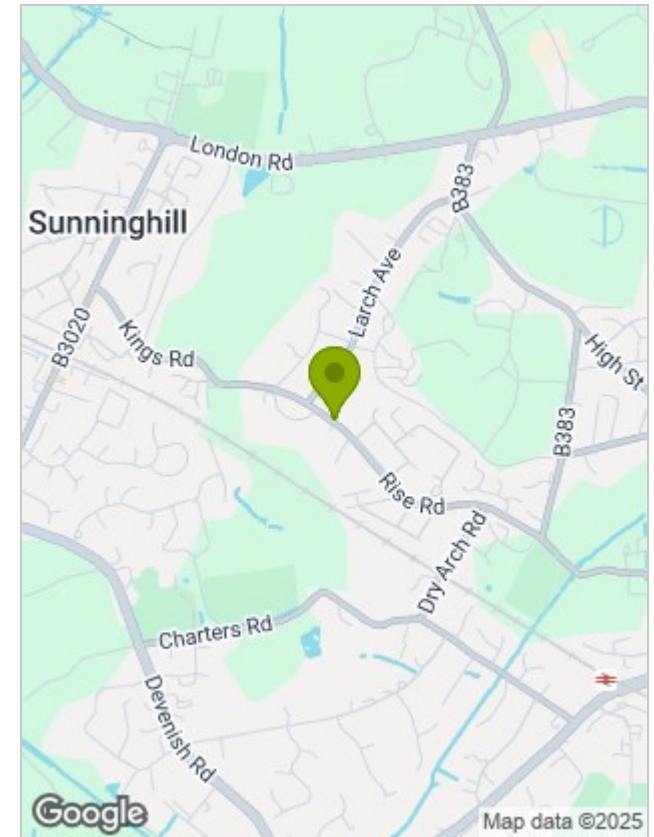




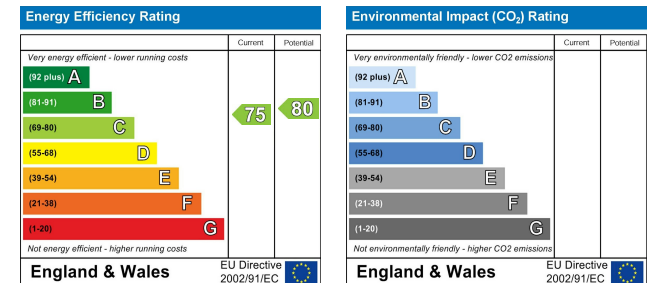
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.