



CHATTERTON | REES



Augusta London Road, Ascot, SL5 9RY
£7,000 Per month





Augusta London Road

- Four Bedrooms
- Four Receptions
- Two Balconies
- Utility
- Gated
- Three Bathrooms
- Dressing Room
- Large Garden
- Driveway
- Double Garage

A gated four bedroom detached home with four reception rooms, a double garage, and a large driveway, all within walking distance of Sunningdale High Street.

Approached via a secure gated entrance, the property is set within a private, wooded setting and benefits from a sweeping driveway providing ample parking for both residents and guests.

A spacious entrance hall leads to the principal reception rooms, including an elegant drawing room, a generous family room, and an open-plan kitchen/dining room, all of which open directly onto the gardens. In addition, there is a study, a utility room, and a guest cloakroom.

The first floor hosts a principal suite featuring a large dressing room, en-suite bathroom, and a private balcony overlooking the gardens. There is also a well-appointed guest bedroom with an en-suite, two further bedrooms, and a contemporary family bathroom.

Externally, the property enjoys a generous rear garden offering a high degree of privacy, together with a detached double garage and extensive driveway parking.

The property is equipped with a state-of-the-art Control4 smart home automation system, Cat 6 cabling throughout, integrated ceiling speakers, a video matrix entertainment system, and comprehensive security features, including a monitored alarm and CCTV system.

Ideally positioned within walking distance of Sunningdale High Street and the railway station, the property offers excellent access to local boutiques, restaurants, cafés, and mainline rail services to London Waterloo. The area is renowned for its outstanding leisure amenities, including world-class golf courses, prestigious schools, and extensive countryside walks.



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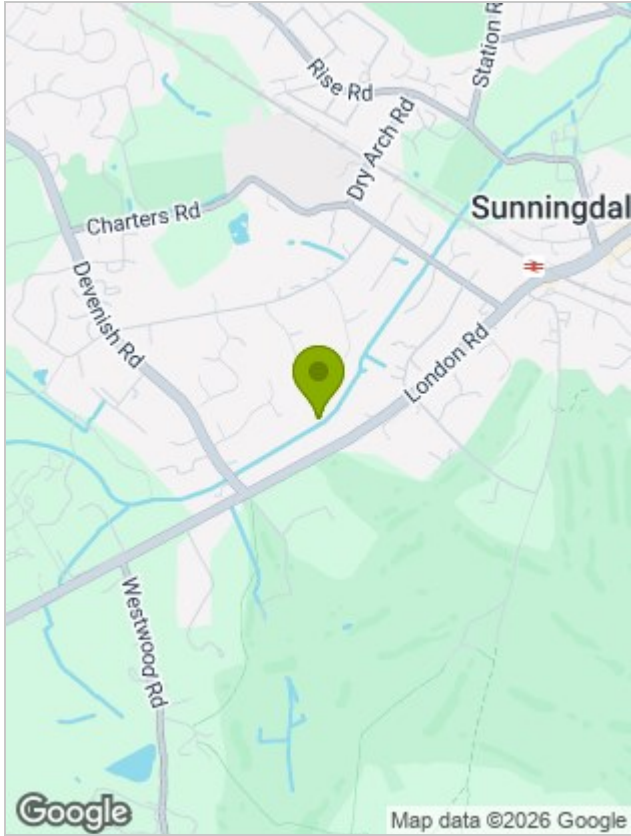




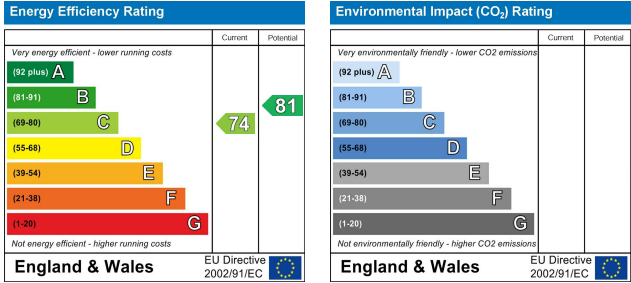
Floor Plans



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.