



CHATTERTON | REES



Yew Tree House Brockenhurst Road, Ascot, SL5 9HB  
£12,500 Per month



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# Yew Tree House Brockenhurst Road

£12,500 Per month

- Five Double Bedrooms
- Five Bathrooms
- Utility
- Driveway
- Gated
- Five Receptions
- Staff Accommodation
- Modern
- Double Garage
- Close To Ascot Train Station

Set behind gates, this impressive five-bedroom, five reception detached home, with separate staff quarters above the double garage. Ideally located close to Ascot High Street and Sunninghill Village.

Upon entering the grand entrance hall with its sweeping staircase leading to the first floor, you are welcomed into a beautifully arranged ground floor. This level includes a cloakroom, study, elegant drawing room, and a spacious kitchen/breakfast room. Steps lead down to an additional sitting/dining area and a separate orangery, perfect for entertaining. A utility room and an additional cloakroom complete the ground floor.

Upstairs, the principal suite is a double bedroom, private sitting room, dressing room, and a five-piece en suite. Three further double bedrooms on this floor each benefit from their own en suite bathrooms.

The top floor offers a fifth double bedroom, a bathroom, and a versatile games or playroom that can be adapted to suit your needs.

Externally, the property is accessed via electronic gates leading to a large driveway with ample parking and a double garage. Above the garage is self-contained staff accommodation, comprising a bedroom, kitchen, and shower room. The house is surrounded by beautifully maintained gardens, providing a private and picturesque setting.

Situated on Brockenhurst Road with access to both Sunningdale/Ascot 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.

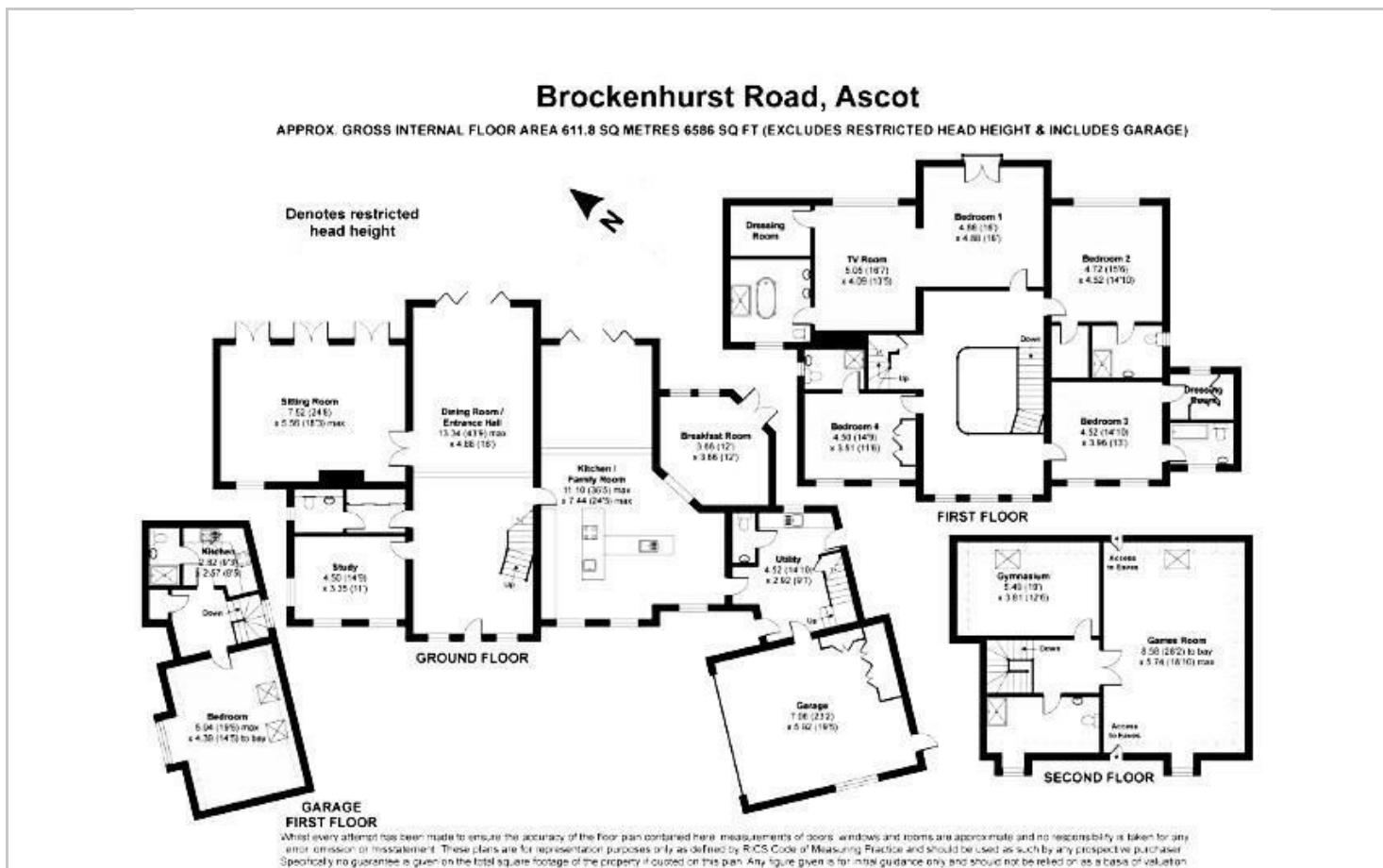
EPC C. Council Tax Band H. Deposit £17,307. Lease Length 12-36 months



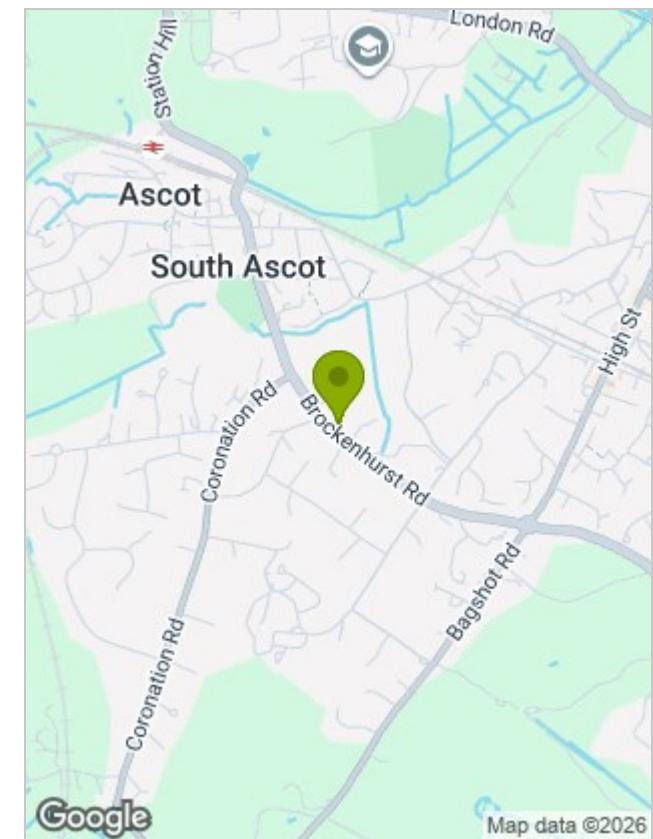




## Floor Plans



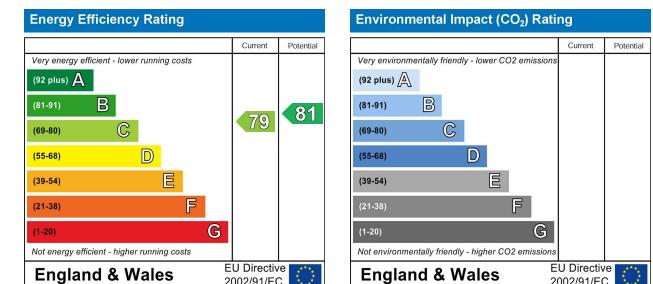
## Location Map



## 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.

## Energy Performance Graph



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.