



CHATTERTON | REES



14 Knole Wood, Devenish Road, Ascot, SL5 9QR  
£3,000 Per month





- Two Bedrooms
- Furnished
- Steam Room
- Gated
- Communal Grounds

- Two Bathrooms
- Balcony
- Masionette
- Garage
- Close To Sunningdale High Street

£3,000 Per month

Stunning two bedroom, two bathroom maisonette with south-facing balcony located in a gated development close to Sunningdale high street and station.

This impressive maisonette is finished to a high specification throughout and benefits from underfloor heating. Upon entering, you are welcomed by a modern shaker-style open-plan kitchen and dining area, complete with a sleek central island that creates a sociable space. A separate dining room offers additional flexibility and opens via bi-folding doors onto a private south-facing balcony, overlooking the beautifully maintained communal grounds. The property features two generously sized double bedrooms and two modern bathrooms, one of which includes a beautifully appointed steam room.

Outside, the home is set behind a gated entrance and benefits from allocated parking and a garage. It is nestled within five acres of landscaped communal grounds.

Knole Wood is ideally located close to central Sunningdale, providing easy access to a wide range of amenities and attractions. Nearby points of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Virginia Water Lake, Wentworth Club, Windsor Castle, and Windsor Great Park.

The area is also renowned for its excellent schools, including ACS International, Charters, Coworth-Flexlands, Holy Trinity, Lambrook, LVS, The Marist, Papplewick, St George's, St Mary's, and Sunningdale School.

Sunningdale Station offers regular train services to London and Reading, while the property enjoys excellent road connections via the M3, M4, M25, and is conveniently located for Heathrow Airport.

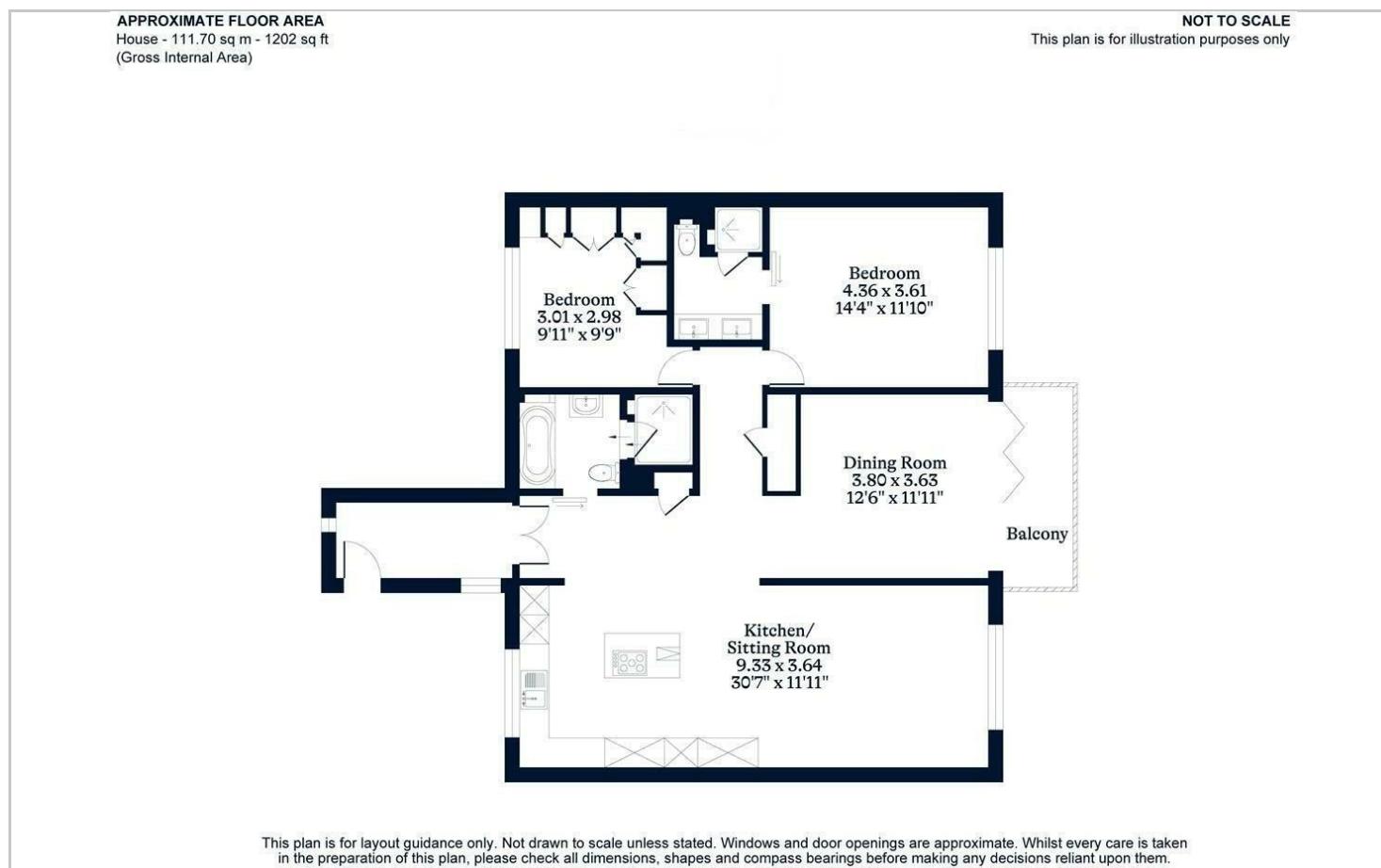
EPC rating C. Council Tax Band F. Deposit £3,461. Holding Deposit £692. Lease Length 6-24 months.



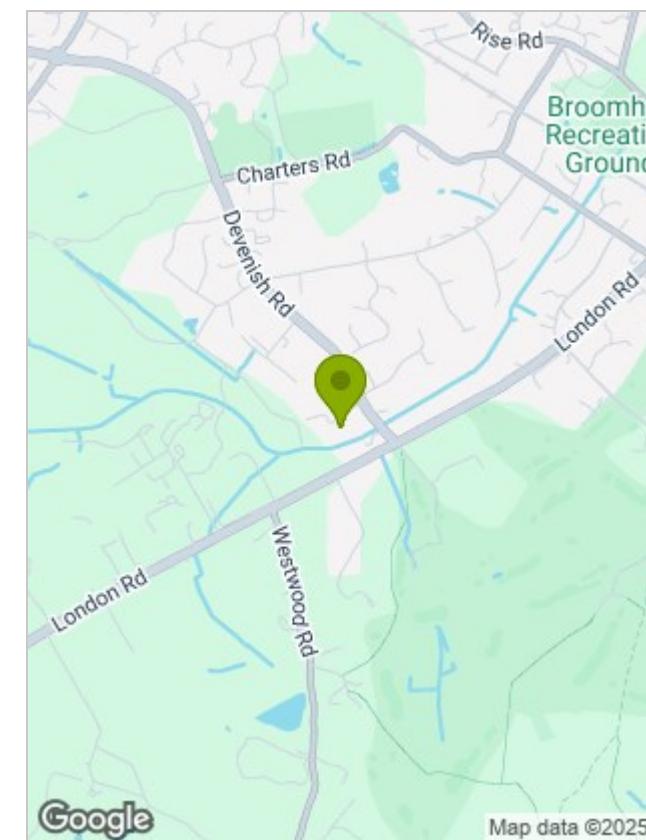




## Floor Plans



## 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.

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.

## Energy Performance Graph

