



# BRECKENRIDGE LETTINGS

**Earleydene, Ascot, SL5**



An exceptional detached family home set in one of the most desirable areas of South Ascot. This beautiful property offers superb flexible accommodation and entertainment space. Virtual tour available upon request. Available for short term fully furnished lets - Price on application

Available - Immediately

**£12000 Per Calander Month**

**Furn / Unfurn**



# BRECKENRIDGE LETTINGS

- Six Bedrooms
- Five Bathrooms
- Four Receptions
- Large Eat in Kitchen
- Outdoor Heated Swimming Pool
- Electric Gates





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 72, Potential 77

All viewings are strictly by appointment or by e-mail.

Please be advised that any information supplied by the agent is given without any warranty and all negotiations are on a subject to contract basis until a tenancy agreement has been engrossed. Satisfactory references are always required before a tenancy agreement is signed. In addition to the rental and security deposit there is a charge for the tenancy agreement and an Inventory/Check-in procedure.

These particulars or any other media, printed or downloaded, do not form part of any contract and must not be relied upon. All measurements mentioned within the particulars are approximate and are given as a guide only.

Email: [contact.us@breckenridge-lettings.co.uk](mailto:contact.us@breckenridge-lettings.co.uk)

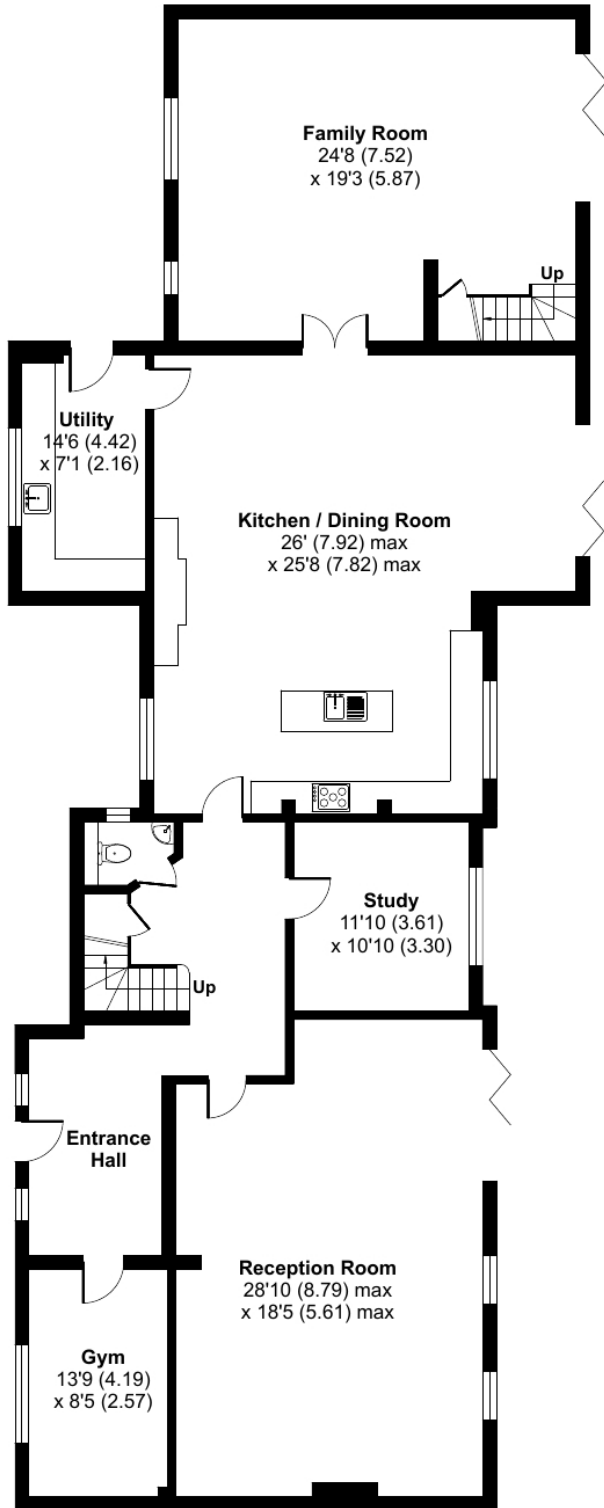
# Earleydene, Ascot, SL5

Approximate Area = 4362 sq ft / 405.2 sq m

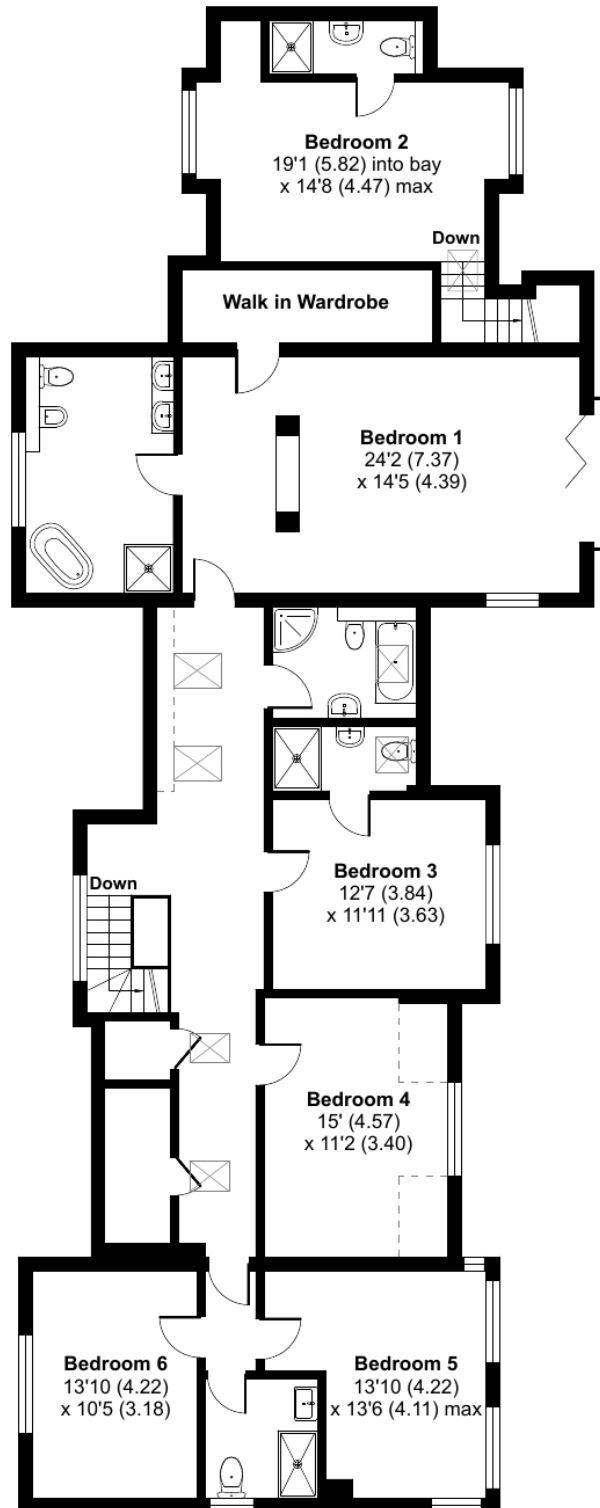
Limited Use Area(s) = 46 sq ft / 4.2 sq m

Total = 4408 sq ft / 409.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Breckenridge Lettings Ltd. REF: 969782