

# FIVE TREES COTTAGE

ASCOT • SL5





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ASCOT • BERKSHIRE

***A characterful detached five bedroom  
property***

Entrance Hall • Hall • Reception room  
Kitchen • Utility room • Reception room • Conservatory  
Family room with en suite shower room

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Master bedroom with en suite and dressing room  
4 further bedrooms • Family bathroom • Shower room

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Gardens • Garage • Driveway

Ascot High Street 0.7 miles • Ascot station 1.2  
miles providing regular services to London (Waterloo) in  
approximately 55 minutes • Sunningdale 3.8 miles  
Windsor 7 miles • Heathrow airport (T3) 16.4 miles  
Central London 29.4 miles

(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as  
statements of fact. Your attention is drawn to the Important Notice on the last  
page of the text.







## Five Trees Cottage, Burleigh Road, Ascot, Berkshire, SL5 7LD

### Situation

Five Trees Cottage is located close to Ascot High Street with its range of shops, cafes, restaurants and within easy reach of the train station.



**Schools:** We are very fortunate to have a fantastic selection of schooling in the local area including LVS, Heathfield, Charters Sports and Science College, St George's, St Mary's, The Marist, Hall Grove, Papplewick to name but a few.



**Entertainment:** Golf courses at Sunningdale, Swinley and Wentworth. Health clubs at The Berystede, Royal Berkshire, Coworth Park and Pennyhill Park. Cinemas and theatres at Camberley and Windsor.



**Restaurants:** There is a good selection of restaurants in the area including La Sorrentina, The Drawing Room & The Barn at Coworth Park, The Carpenters Arms and Bluebells Restaurant & Bar.



**Walking & Riding:** Many walks in the area including Windsor Great Park, Chobham Common, Virginia Water Park and riding facilities.



**Shopping:** The Royal town of Windsor, Reading and Camberley provide a good selection of shops.



**Travel:** Easy access to the M3 and M25.



Ascot rail station is located within 1.2 miles of the property, this takes you directly into London Waterloo.



Heathrow airport can be accessed via the M25.

## Gardens and grounds

The property has a wonderfully private south west facing wrap around garden bordered by mature trees and shrubs, garage and off street parking for several cars.

## Services

We are advised by our client that gas, electricity, water and drainage are all mains supplied.

## Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Local Authority

The Royal Borough of Windsor and Maidenhead  
Tel: +44 (0) 1628 683800

## Viewings

Are strictly by prior appointment with the agent.



**Approximate Gross Internal Area**  
**260.2 sq.m./2,801 sq.ft.**

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