



KNOLE WOOD, SUNNINGDALE, BERKSHIRE, SL5
£1,675 PER CALENDER MONTH

Winkworth



KNOLE WOOD, ASCOT, BERKSHIRE, SL5

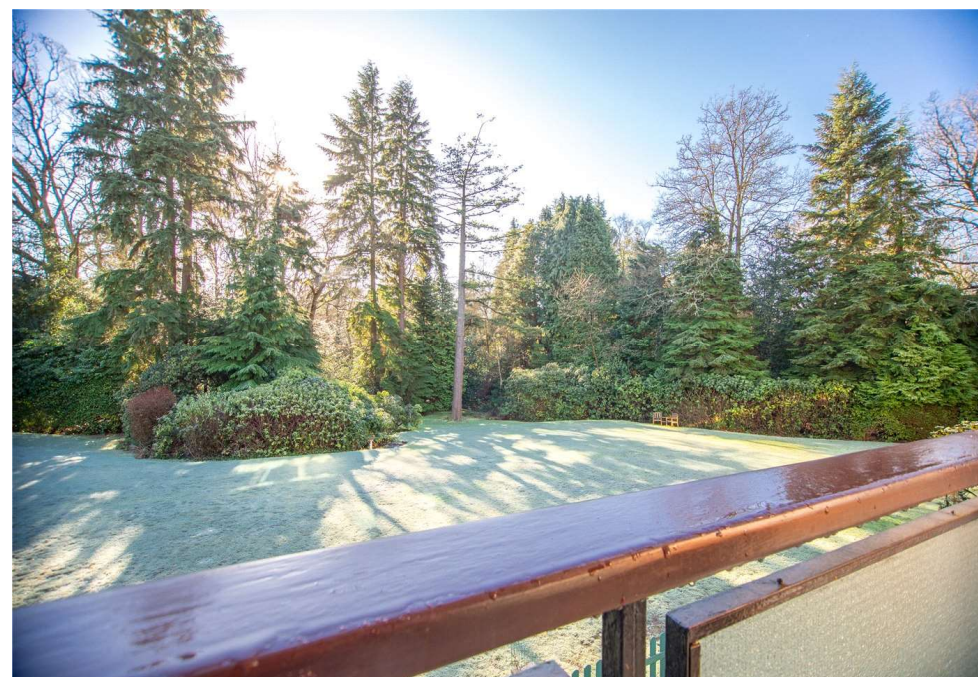
Knole Wood is a fantastic gated development situated within close proximity from the village with its boutique shops, restaurants, Waitrose and mainline station with services to London Waterloo in 55 minutes. The property benefits from no onward chain.

The property comprises three bedrooms with the master benefitting from en suite facilities and built in wardrobes. The property bright and spacious throughout enjoys a large kitchen, separate dining room and wonderful reception room with direct access to the balcony with views over the communal gardens. The property also has a family bathroom suite.

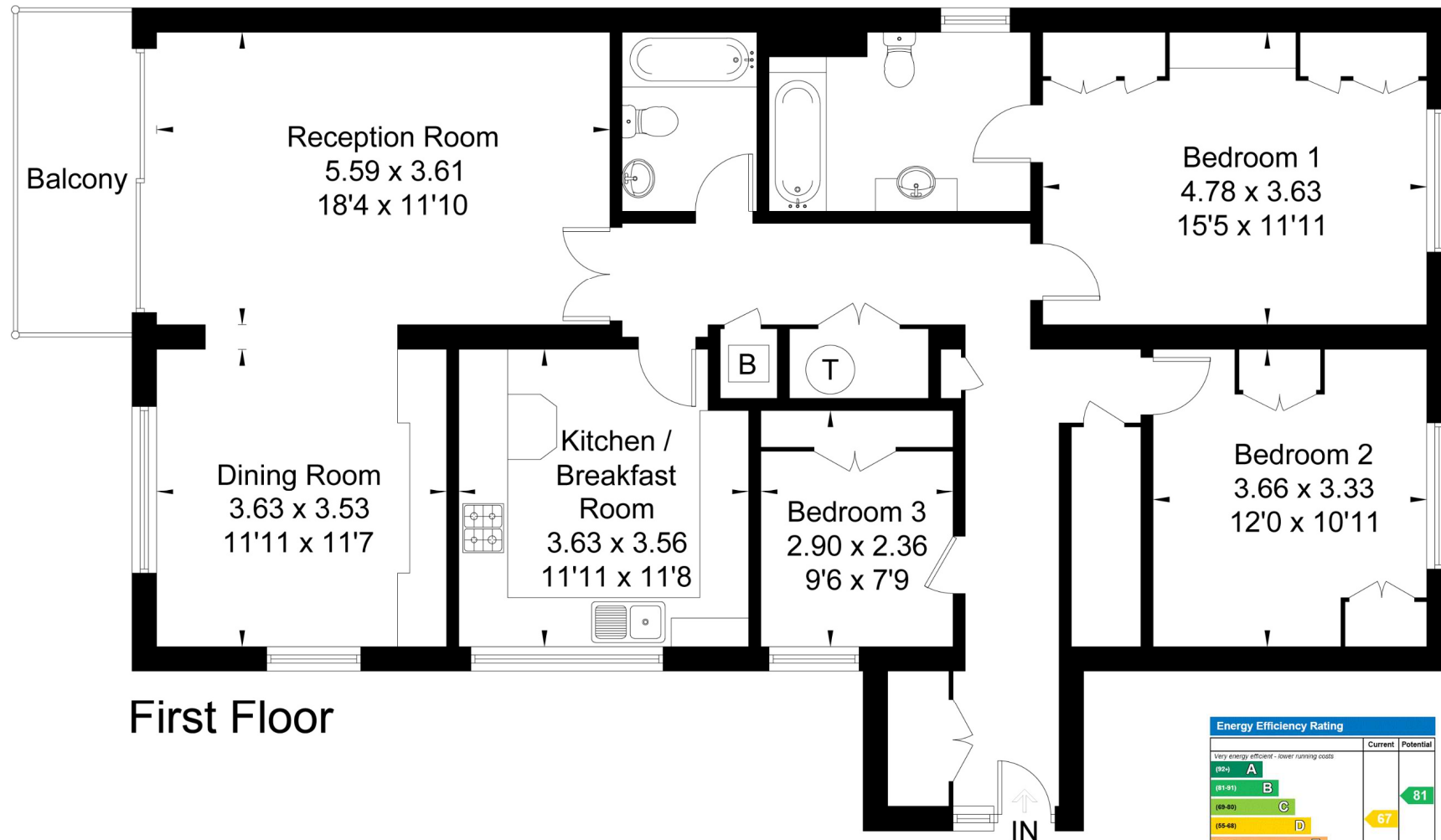
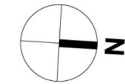
Outside the property further benefits from use of the communal gardens, allocated parking and private garage.

Berkshire and Surrey are renowned for their high standard of education, with the area being served by a good number of state and independent schools catering for boys and girls of all ages. The nearby villages of Ascot, Sunninghill, Windlesham and Virginia Water all offer well regarded public houses, restaurants and sporting amenities including the world renowned Wentworth Golf Club, Sunningdale Golf Club and Ascot race course. Additional leisure facilities can be found at Foxhills, Queenwood and Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake, Savill Gardens and Windsor Great Park.





Approximate Floor Area
123.2 sq m / 1327 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	67	81
EU Directive 2002/91/EC		

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