14 Charters Court  
Charters Road, Ascot, Berkshire SL5 9FG

A luxurious apartment in the prestigious Charters

M4 (Jct 6) 9.5 miles, M3 (Jct 3) 4.3 miles,  
M25 (Jct 13) 7 miles, Ascot station 1.6 miles  
(London Waterloo 57 minutes), Sunningdale  
station 1.2 miles (London Waterloo 51 minutes),  
Windsor 8 miles, Heathrow Airport (Terminal  
5) 10 miles, Central London 27 miles

Reception hall | Sitting room | Kitchen/breakfast  
room | Utility room | Cloakroom | Master  
bedroom suite | Bedroom 2 with en suite  
bathroom | Balcony | Allocated underground  
parking for 2 cars | Approximately 20 acres of  
communal gardens and grounds with an ‘All  
weather’ tennis court | Use of private spa  
Passenger lift 24 hour concierge service | 24  
hour security | EPC rating B

The property

An impressive gated entrance with 24-hour  
concierge service and security, allows access to  
Charters, a magnificent development set within  
approximately 20 acres of parkland grounds,  
beautifully maintained gardens, Italian inspired  
water gardens, mature woodland and a 1930s  
colonnade enclosing a fountain.

The development comprises only three  
buildings, The Mansion, The Court House and  
the Garden House and residents may enjoy  
exclusive use of Charter’s superb spa with its  
extensive facilities including a swimming pool,  
his and hers changing facilities, massage rooms,  
a sauna, steam room, jacuzzi, a fully fitted  
gymnasium and a snooker room. There is also  
an ‘all weather’ tennis court for residents and  
guests.

This remarkable apartment offers exceptionally  
bright and airy living space with the benefit of a  
balcony that provides a superb vantage point  
from which to enjoy the far-reaching views over  
the grounds and countryside beyond.

The accommodation boasts a state-of-the art  
Creston touch-panel system controlling lighting,  
heating, TV, audio and concierge liaison, and  
additional features of the apartment include  
electronic key access, a climate control system,  
under-floor heating in the hard floor areas and  
etched glass walnut doors in the reception hall.

The accomodation is arranged around a sleek  
reception hall and includes a sitting room  
with a contemporary fireplace and a mirror  
plasma TV and a kitchen/breakfast room that  
is comprehensively fitted with a sleek range  
of Balthau units, polished composite stone  
worksurfaces and Miele/Gagganau appliances  
including a electric oven, steam oven, coffee  
machine, induction hob, dishwasher, fridge/  
freezer, a wine cooler and a TV. There is an  
adjoning utility room with a Miele washer/dryer.

The apartment further comprises a master  
bedroom with an en suite dressing room and  
bathroom, a second bedroom with an en suite  
shower room, and a cloakroom. Both bedrooms  
feature plasma televisions and there is a  
waterproof aqua TV in the master bathroom.
Location
Charters is an exclusive development set within about 20 acres and is situated in a highly desirable area, between Ascot and Sunningdale, both of which offer a range of local shops, restaurants and public houses. The towns of Windsor, Camberley, Guildford and Reading provide a further more extensive range of shopping facilities, in addition to theatre, cinema and leisure centres. The surrounding villages are known for their shops, boutiques, bars and traditional country public house and the region boasts some of the finest restaurants with Coworth Park in Ascot, as well as the Waterside Inn and Heston Blumenthal’s restaurants in Bray. The area has a rural and leafy feel yet is perfectly positioned for easy access to the motorway network and rail services. Heathrow Airport is less than 15 miles away, while private jet facilities are available at Farnborough Airport.

There are prestigious golf clubs in the region including Wentworth, Sunningdale and Swinley Forest and polo is available at Coworth Park, the Royal County of Berkshire Polo Club and Guards Polo Club. Horse riding is available at Chobham Common and Windsor Great Park, horse racing at Ascot and Windsor and rowing and boating on the River Thames at Windsor, Maidenhead and Henley. Attractions for all of the family include Windsor Castle, Legoland, Thorpe Park, Windsor Great Park, the nearby Virginia Water Lake and Savill Garden.

The area is also fortunate to have some excellent independent schools including Eton College, Wellington College, Papplewick, Heathfield School, St. George’s and St. Mary’s Ascot. For international schooling there is TASIS and ACS International.

General
Services: Mains gas, electricity, water and drainage.
Tenure: Leasehold - 999 years from 1st September 2006
Local Authority: Royal Borough of Windsor & Maidenhead 01628 683800
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Floorplans
Internal area 1,334 sq ft (124 sq m)
For identification purposes only.

Directions
From Strutt & Parker’s office in Ascot, turn right into the High Street, continue to the mini roundabout and turn left into Station Hill/A330. Proceed for about 2.3 miles, turn left into Charters Road and the entrance to Charters will be found on the left hand side.

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55 offices across England and Scotland, including 10 offices in Central London