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# Heathfield Avenue, *Sunninghill*

OSBORNE HEATH



A newly renovated and interior designed six bedroom detached family home with gated entrance, triple garage and south west facing garden, located between Sunningdale and Sunninghill.















Upon entering this beautiful home you are greeted with a large marble-floored entrance hall with grand staircase. There is an open plan kitchen, breakfast room and family room. The Clive Christian Furniture Co. inspired kitchen features fully-integrated Miele appliances and marble countertops. There is a separate formal dining room, lounge with open fireplace, bespoke study, utility, cloakroom and two ground floor WC's.

Walking up the grand staircase you reach the galleried landing area with light-well to which the bedrooms are located off. The large principal bedroom has a lounge area, dressing room, two en suites and further built-in wardrobes. There are two further double bedrooms on the first floor, both with built-in wardrobes and en suites. Further accommodation on the first floor (above the garage) consists of a gym with its own kitchen and shower room, which could be used as a separate annexe.



On the second floor is a further double bedroom with built-in wardrobes and en suite, a dressing room, family bathroom and a cinema room with full media facilities which could be used as a bedroom.

Outside the property has a gated driveway, triple garage and side access leading to the south west facing garden and terrace.

Heathfield Avenue is a quiet residential road close to Sunninghill High Street, Sunningdale and the newly renovated Sunningdale Park. Local schools include Charters, Cheapside and St Francis. Private schools include Hall Grove, Heathfield, Lambrook, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist. Sunninghill village has a number of local independent businesses, great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Wentworth Club, Virginia Water and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC Rating: D. Council Tax Band H.







**APPROXIMATE FLOOR AREA**  
 House - 696.20 sq m - 7494 sq ft  
 Garage - 47.24 sq m - 509 sq ft  
 Total - 743.44 sq m - 8003 sq ft  
 (Gross Internal Area)



**NOT TO SCALE**  
 This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





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