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# Sheridan Grange, *Sunningdale*

OSBORNE HEATH

# A six bedroom, four bathroom, four reception detached house in a gated cul-de-sac close to Sunningdale train station.

The ground floor accommodation consists a living room, dining room, family room, study, modern kitchen, utility room and downstairs WC. There is also access to the integral double garage.

On the first floor there is the principal bedroom with dressing room and en suite. There are four further bedrooms and three shower rooms.

The second floor has a further bedroom which could also be used as a games room.

Sheridan Grange is a small gated development close to the centre of Sunningdale and within a short walk of Waitrose and Sunningdale Station where trains run to London Waterloo and Reading. Nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax Band: H.



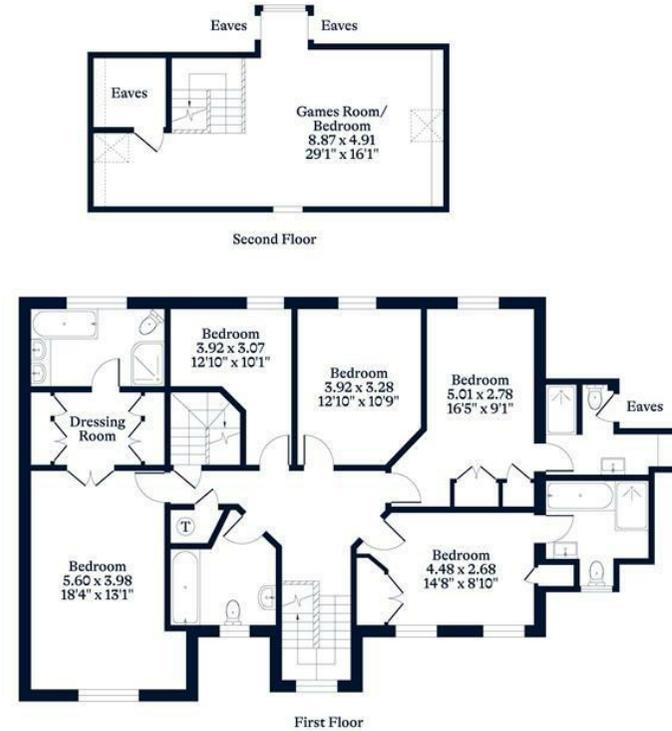
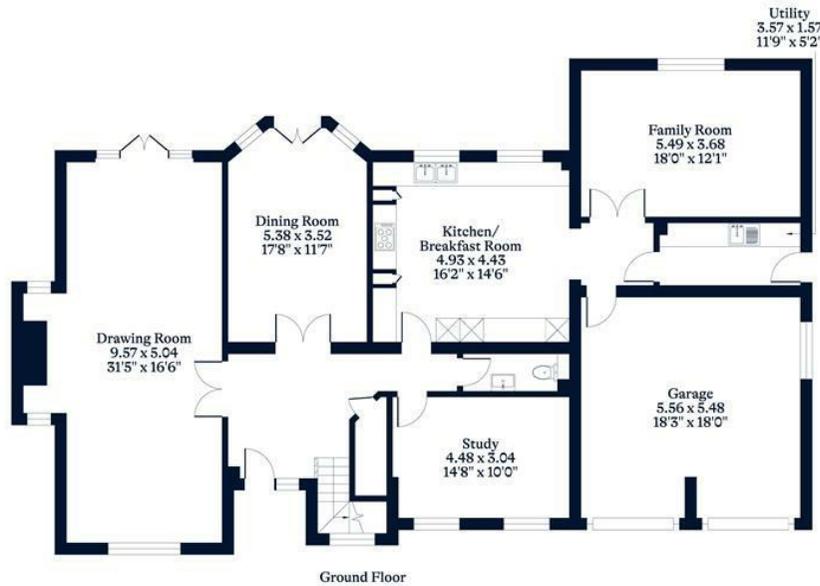


**APPROXIMATE FLOOR AREA**

House - 313.05 sq m - 3370 sq ft  
Garage - 30.85 sq m - 332 sq ft  
Total - 343.90 sq m - 3702 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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