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Knole Wood, *Sunningdale*

OSBORNE HEATH

A beautifully presented two double bedroom, two bathroom maisonette with a south facing balcony in a gated development with parking.

This two double bedroom maisonette has been fully refurbished and interior designed offering an open plan kitchen/diner with central island, separate dining room with bi-folding doors out to the south facing balcony which overlooks the communal grounds. The property also benefits from two bathrooms with the main bathroom having a steam room installed. The property has underfloor heating throughout.

Outside the property there is a gated entrance, parking and five acres of communal grounds.

Knole Wood is close to the centre of Sunningdale. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Virginia Water Lake, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include ACS, Charters, Coworth-Flexlands, Holy Trinity, Lambrook, LVS, The Marist, Papplewick, St George's, St Mary's and Sunningdale. The nearest train stations is Sunningdale where trains run to London and Reading. By road Sunningdale is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax Band F. Deposit £3,403. Holding Deposit £568. Lease Length Long Term.





APPROXIMATE FLOOR AREA
House - 111.70 sq m - 1202 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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