

 3  2  2



# Church Road, *Sunningdale*

OSBORNE HEATH



# A three bedroom, two bathroom detached period property with driveway parking, a double garage, south facing garden and no onward chain.

On the ground floor there is a living room, dining room, kitchen, large utility, and an en suite bedroom which is currently used as a study.

Upstairs there are two double bedrooms, a bathroom and a separate WC.

The front of the house overlooks Holy Trinity Church and has driveway parking, a double garage with two access points and an outbuilding. To the rear is a large south facing garden backing onto farmland.

Leigh Cottage is in on Church Road in-between Holy Trinity Primary School and Dreamcatchers nursery. Other nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Chobham Common, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is convenient for the M3, M4, M25 and Heathrow Airport, and the train station has services running to London Waterloo and Reading.

EPC rating E. Council Tax band E.









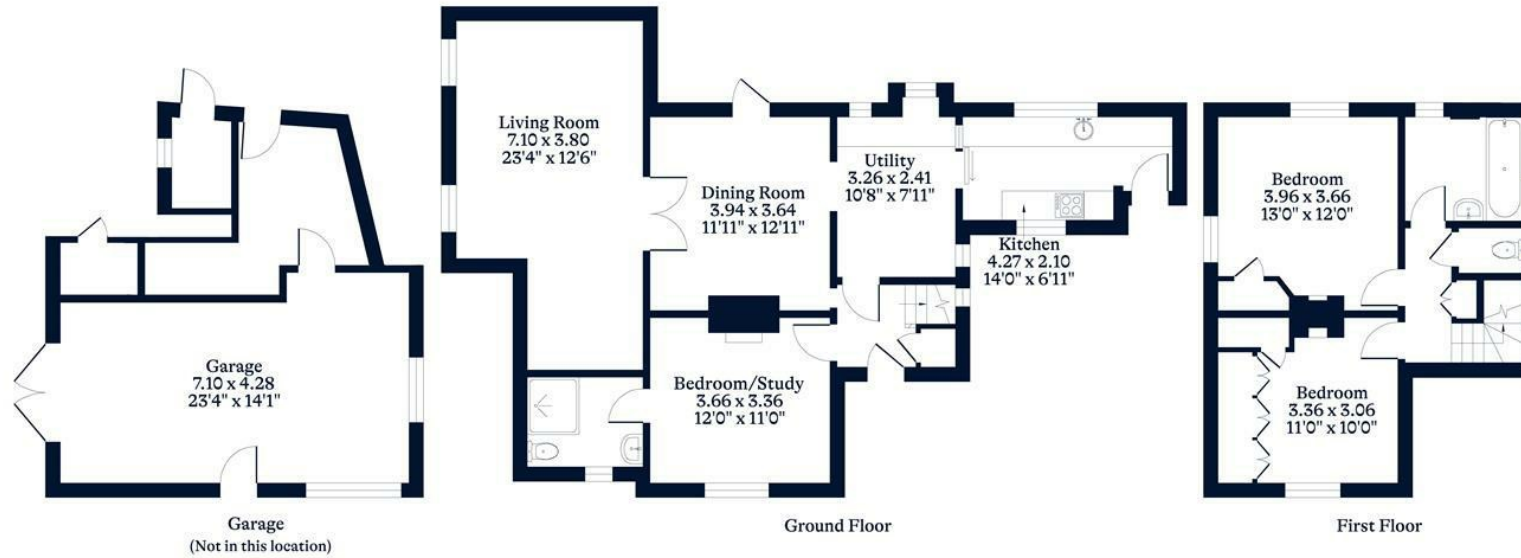
**APPROXIMATE FLOOR AREA**

House - 118.48 sq m - 1275 sq ft  
Garage - 44.41 sq m - 478 sq ft  
Total - 162.89 sq m - 1753 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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