

 6  5  5



# Sunning Avenue, *Sunningdale*

OSBORNE HEATH

A six bedroom, five bathroom gated family home on one of Sunningdale's premier roads, with a self-contained annexe, double garage, heated swimming pool and a south facing garden.









Downstairs there is a sitting room with fireplace, dining room, modern kitchen with dining area, living room, TV/family room, study, large utility and a downstairs WC.

Upstairs there are five bedrooms, one of which is used as an office, two en suite shower rooms and a large family bathroom.

Outside there is a double garage with a self-contained annexe above that has a bedroom, which can also be used as an office, and en suite shower room. There is gated driveway parking for several vehicles and side access to a landscaped south facing garden with heated swimming pool.

Sunning Avenue is one of Sunningdale's premier roads. Popular local schools include Bishopsgate, Charters, Cheapside, Hall Grove, Holy Trinity, Lambrook, LVS, The Marist, Papplewick, St Francis, St George's, St Mary's and Sunningdale. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Sunningdale runs trains to London Waterloo and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating TBC. Council Tax band G.





**APPROXIMATE FLOOR AREA**  
 House - 269.73 sq m - 2903 sq ft  
 Garage - 39.88 sq m - 429 sq ft  
 Annexe - 25.90 sq m - 279 sq ft  
 Total - 335.51 sq m - 3611 sq ft  
 (Gross Internal Area)



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



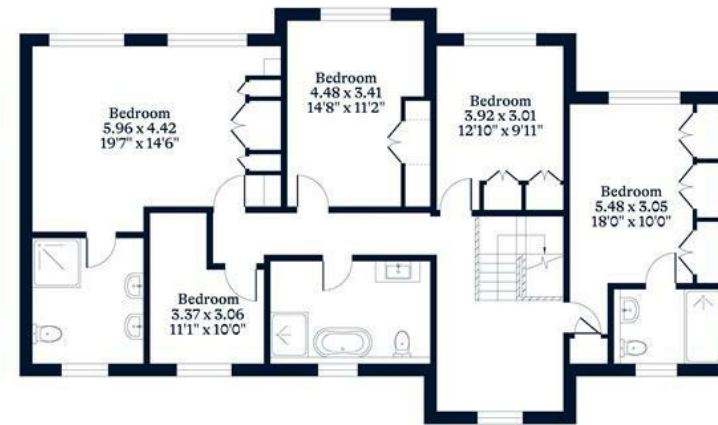
Garage



Annexe First Floor



Ground Floor



First Floor

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.



Visit [osborneheath.co.uk](https://osborneheath.co.uk)

Call 01344 627777

Email [ascotsales@osborneheath.co.uk](mailto:ascotsales@osborneheath.co.uk)

OSBORNE HEATH