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# Upper Village Road, *Sunninghill*

OSBORNE HEATH



# An exquisite four bedroom, three bathroom detached home with a south facing garden and driveway parking, located in the heart of Sunninghill village.

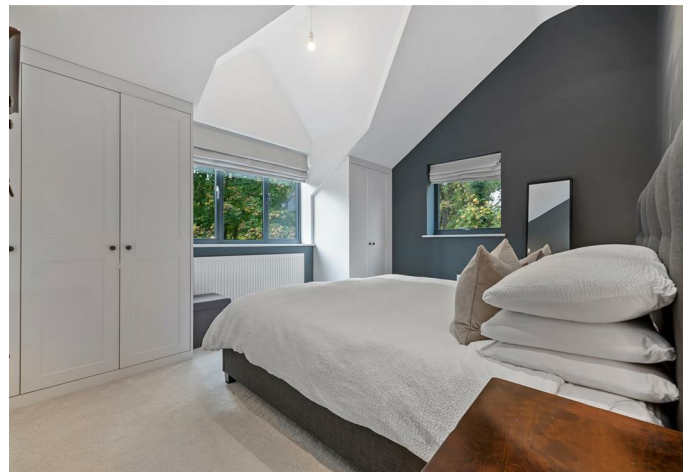
Downstairs there is a modern kitchen with central island plus living and dining areas with bi-folding doors leading out to the garden, a living room, snug with study area, utility room and a downstairs WC.

Upstairs there is the principal bedroom with built-in wardrobes and an en suite featuring a freestanding bath and shower, a second double bedroom with en suite shower room, two further bedrooms and a family bathroom.

Outside there is driveway parking and a south facing rear garden.

Upper Village Road is in the heart of Sunninghill village. Nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's, St Mary's and St Michaels. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC Rating B. Council Tax Band TBC.





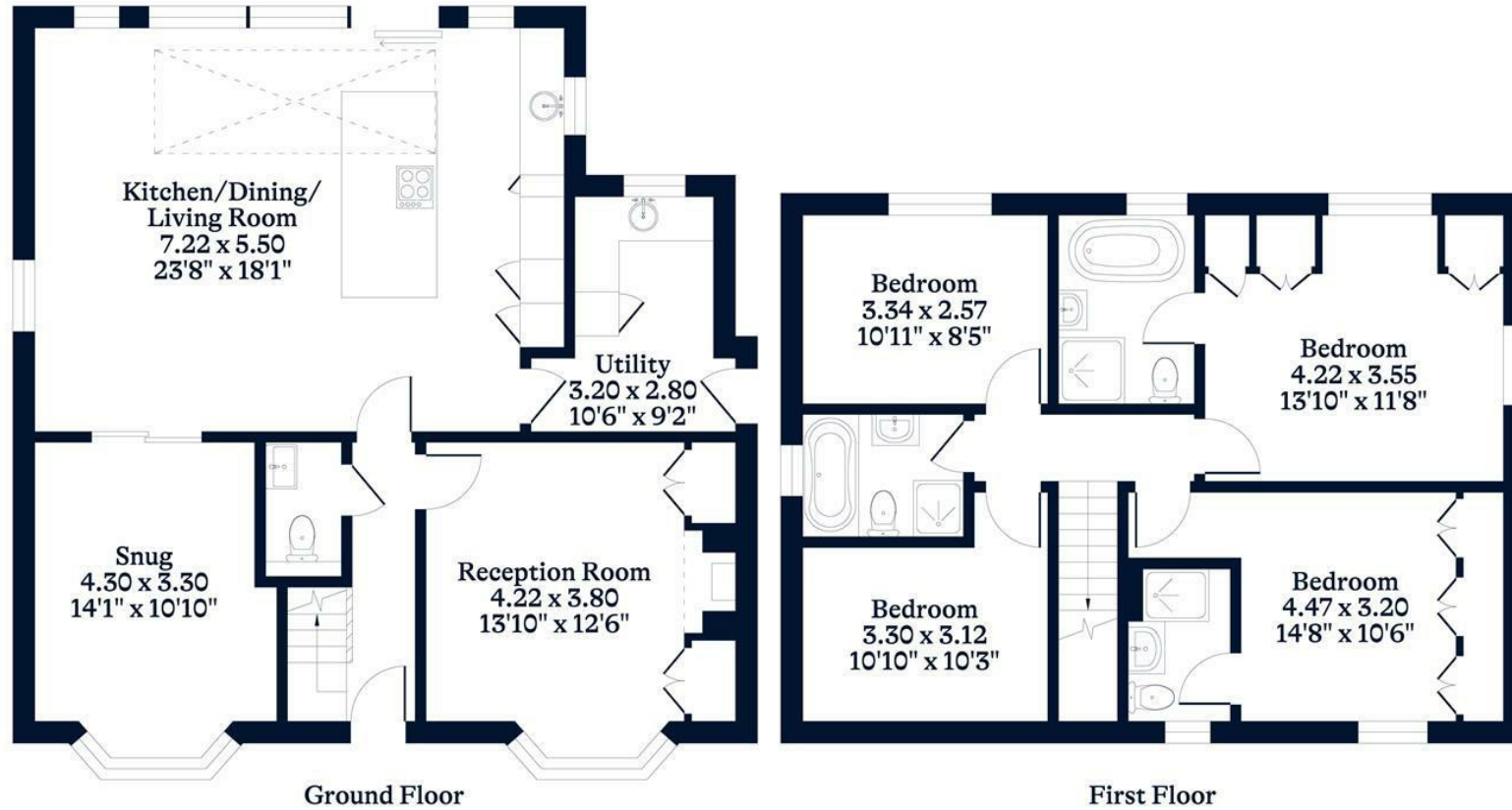




**APPROXIMATE FLOOR AREA**  
House - 150.96 sq m - 1625 sq ft  
(Gross Internal Area)



**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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