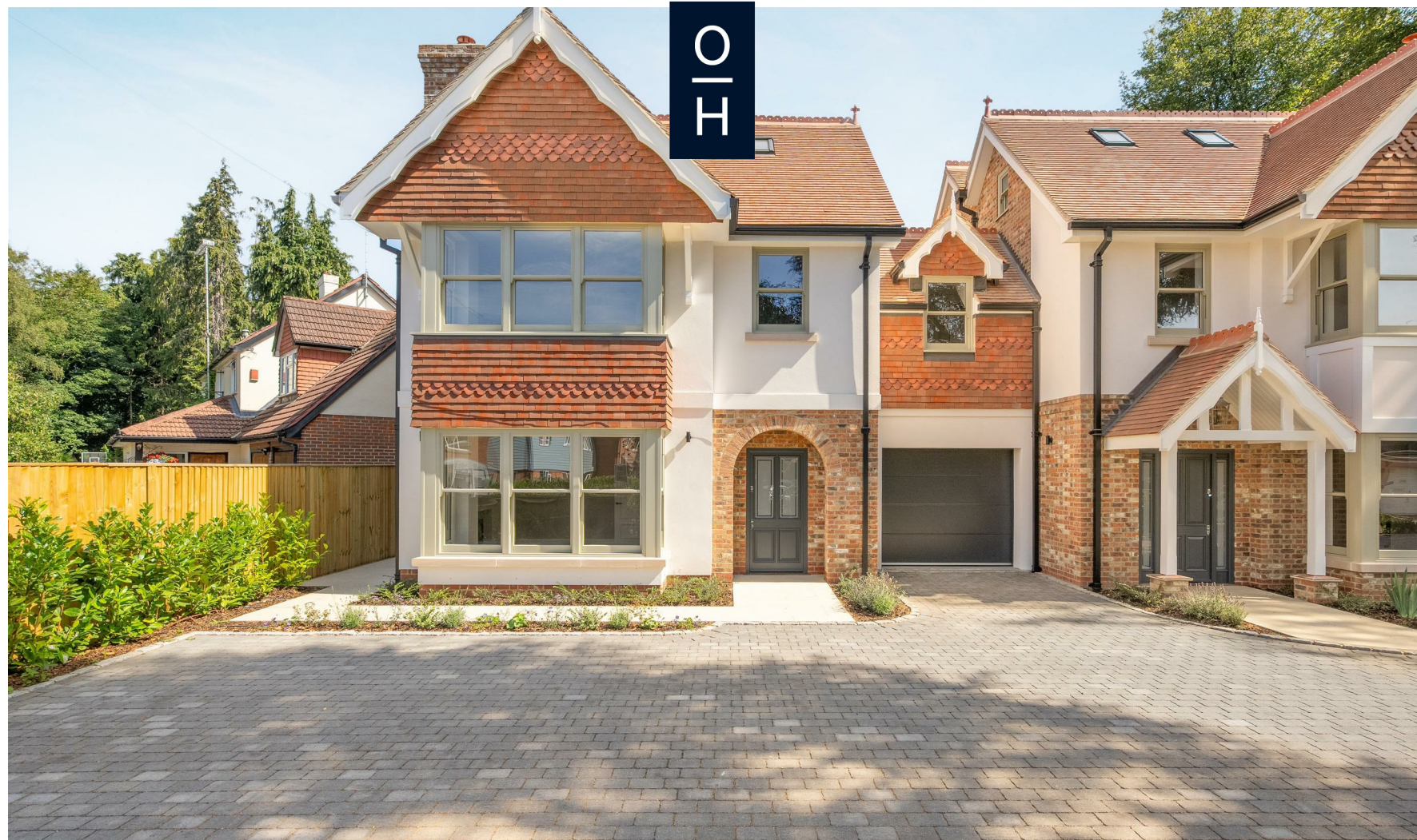


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Beech Hill Road, *Sunningdale*

OSBORNE HEATH

A brand new four double bedroom, three bathroom family home with a spacious driveway and garage. Specification list available on request.

On the ground floor there is a living room with working fire place, study, modern kitchen with a breakfast bar and dining area, utility room with integral door to the garage, and a downstairs WC.

The first floor has the principal bedroom with a dressing room, an en suite shower room and air conditioning. There are a further three double bedrooms with built-in wardrobes, one of which has an en suite shower room, plus a family bathroom.

The second floor has a games room/bonus room with air conditioning and plumbing already installed so a further bedroom and en suite could be added.

Outside there is driveway parking, a garage and a landscaped garden with summerhouse/home office with power and internet.

Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. Popular local schools include Charters, Cheapside, St Francis, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist. Sunningdale train station runs services to London and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating TBC. Council Tax band TBC.





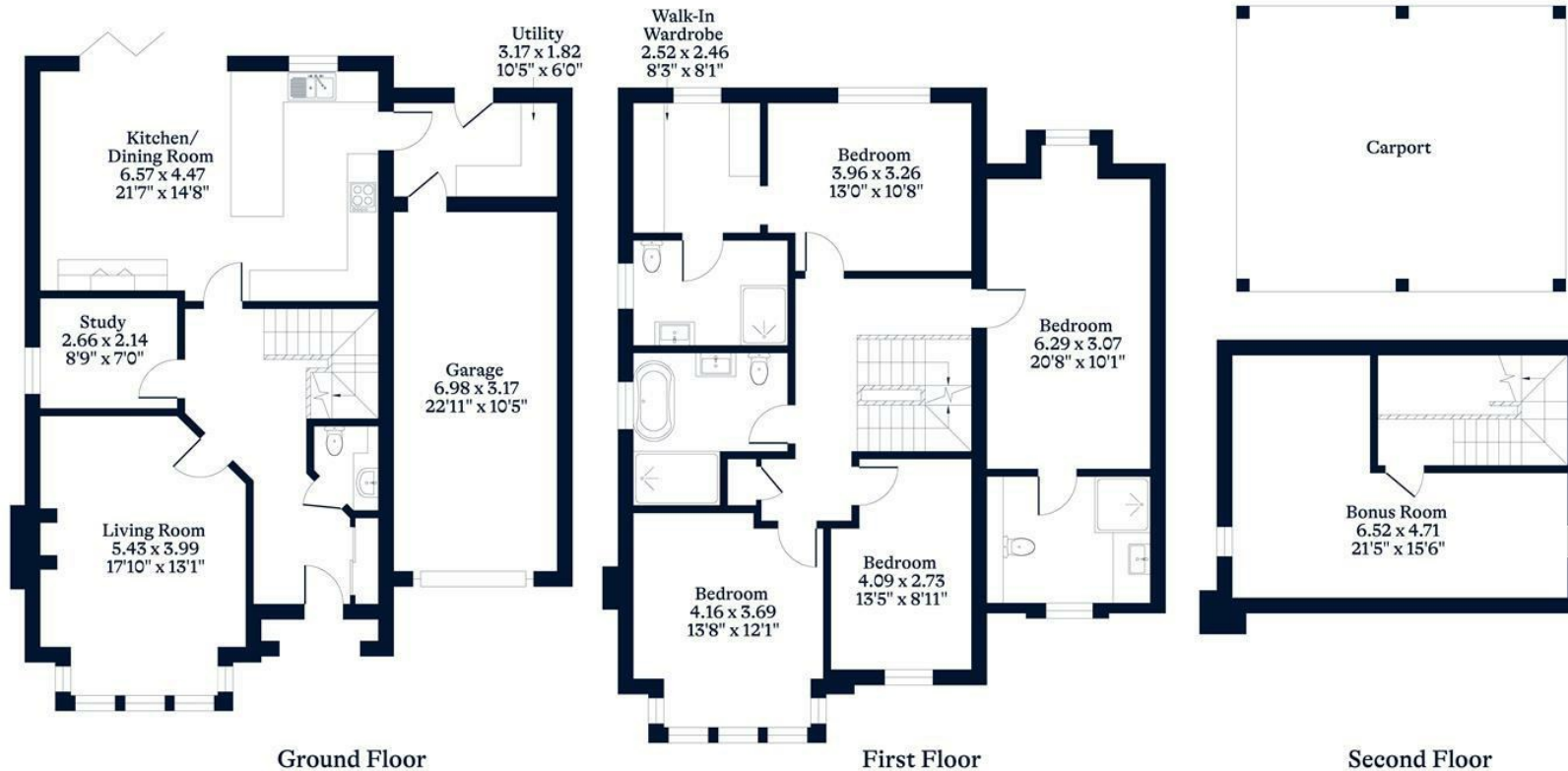
APPROXIMATE FLOOR AREA

House - 216.29 sq m - 2328 sq ft
Garage - 22.16 sq m - 239 sq ft
Total - 238.45 sq m - 2567 sq ft
(Gross Internal Area)

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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.

OSBORNEHEATH.CO.UK