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Chobham Road, *Sunningdale*

OSBORNE HEATH

An extended and fully refurbished six bedroom, six bathroom family home set behind a gated entrance in a cul-de-sac close to Sunningdale train station, shops and Chobham common.









The ground floor has a study, living room, kitchen with living and dining areas plus multi sliding doors out to the garden, a utility room, snug and a downstairs WC.

On the first floor there are four bedroom suites, all en suite and three with dressing rooms, plus a laundry room with washing machine facilities.

The second floor has a bedroom suite with an en suite and with a dressing room, further bedroom, games room and a WC.

Outside the property has a gated driveway, double garage, with a music studio/annex and bathroom above, and side access to the rear garden. Within the garden is a concrete based garden room with wifi, heating/airconditioning units, sliding doors into the main room, 2nd room with en-suite shower room. Putting green, outdoor kitchen with mains gas BBQ, heated swimming pool and hot tub.



Stable house is on a cul-de-sac of large properties, walking distance from Chobham common. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. Local schools include Charters, Cheapside and St Francis. Private schools include Heathfield, Lambrook, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist. Ascot train station runs services to London, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band H.



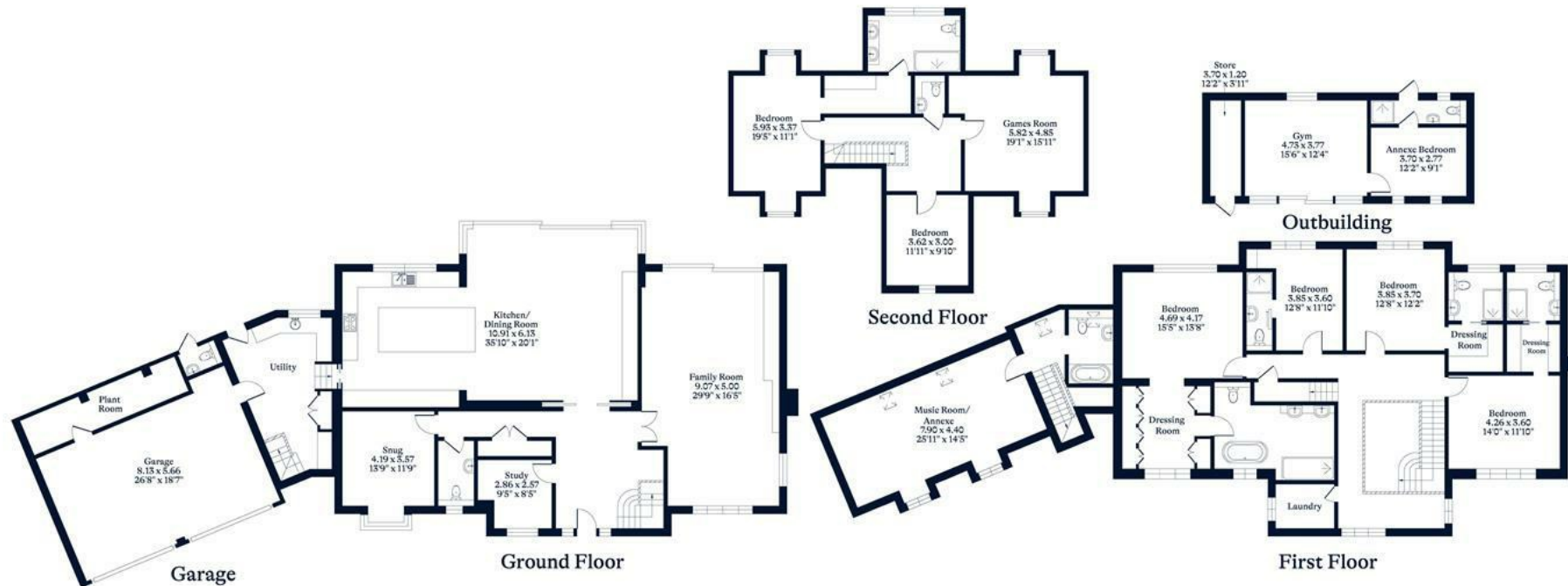
APPROXIMATE FLOOR AREA

House - 472.11 sq m - 5082 sq ft
Garage - 54.74 sq m - 589 sq ft
Outbuilding - 36.74 sq m - 395 sq ft
Total - 563.59 sq m - 6066 sq ft
(Gross Internal Area)



NOT TO SCALE

This plan is for illustration purposes only



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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.



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