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Holly Hill Drive, *Sunningdale*

OSBORNE HEATH

A brand new five double bedroom, five bathroom house with a south facing garden in a cul-de-sac in the popular Sunningdale Park development, built by Berkeley Homes.

The Ballmore is in the Sunningdale Park development and the specification includes a Charles Yorke Kitchen, Miele and Siemens appliances, underfloor heating and CAT 6 wiring.

The ground floor has a formal living room, study, kitchen with central island, living and dining areas plus doors out to the garden, utility room, downstairs WC and internal access to the garage.

The first floor has the principal bedroom with two dressing rooms and a large en suite, plus two further double bedroom with built-in wardrobes and en suite shower rooms.

The top floor has two more en suite bedrooms, one of which has a walk-in wardrobe.

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

Holly Hill Drive is a small cul-de-sac of new houses in the Sunningdale Park development. The development has 47 acres of open parkland. Popular local schools include Bishopsgate, Charters, Cheapside, Hall Grove, Heathfield, Holy Trinity, Lambrook, The Marist, Papplewick, St Francis, St George's, St Mary's and Sunningdale. Sunninghill village has a number of local independent businesses, great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club, Virginia Water and Windsor Great Park. The nearest train station is Sunningdale where services run to London and Reading. Sunningdale Park is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band H.





APPROXIMATE FLOOR AREA

House - 250.00 sq m - 2691 sq ft
Garage - 35.50 sq m - 383 sq ft
Total - 285.50 sq m - 3074 sq ft
(Gross Internal Area)

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NOT TO SCALE

This plan is for illustration purposes only



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