

O|H



**Armitage Court**  
Sunninghill

Guide Price **£1,500,000**

**OSBORNE HEATH**



On the ground floor there is a double-aspect living room, dining room, kitchen with dining space and living space, large conservatory, utility room, downstairs WC and internal access to the garage.

The first floor has the principal bedroom with built-in wardrobes and a four piece en suite, six further bedrooms and two family bathrooms.

To the front of the house is a driveway, double garage and side access on both sides to the rear garden with lawn and patio areas.

Armitage Court is a Charles Church built cul-de-sac in Sunninghill village. Nearby schools include Charters, St Francis, St Michael's and The Marist. 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, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest train station is Ascot where services run to London, Reading and Guildford Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

# Armitage Court

## Sunninghill

- Seven Bedrooms
- Three Bathrooms
- Utility Room
- Double Garage
- Driveway
- Detached
- Cul-De-Sac
- Close To Village Shops
- Charters Catchment
- No Onward Chain

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

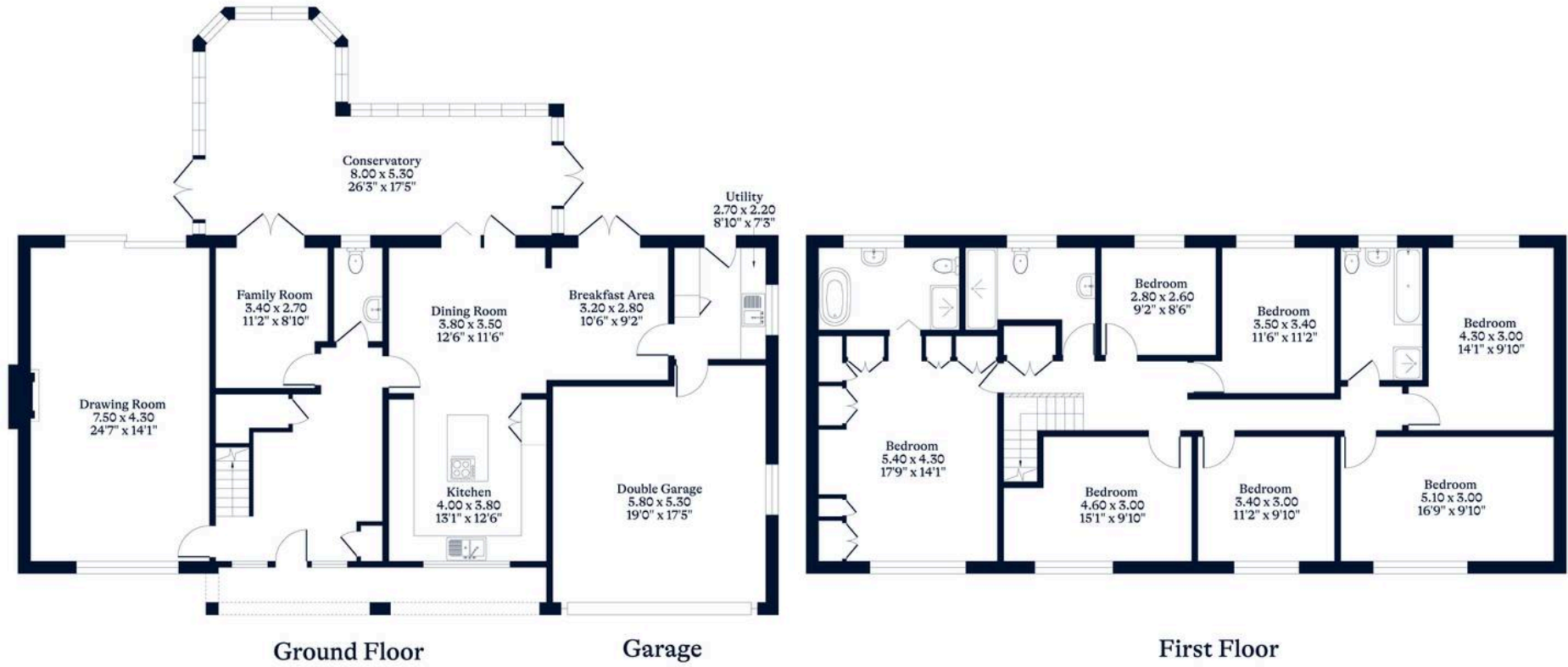




**APPROXIMATE FLOOR AREA**

House - 279.84 sq m - 3012 sq ft  
Garage - 27.26 sq m - 294 sq ft  
Total - 307.10 sq m - 3306 sq ft  
(Gross Internal Area)

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



[OSBORNEHEATH.CO.UK](http://OSBORNEHEATH.CO.UK)

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.