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Broomfield Park, Sunningdale
Guide Price £1,750,000

OSBORNE HEATH



On the ground floor is a living room with a feature fireplace, modern kitchen with a breakfast and dining space, integral access to the garage, utility room, study and a downstairs WC.

The first floor has a principal bedroom with an en suite, three further double bedrooms and a family bathroom, there is also a balcony off the landing space looking onto the front of the property.

Outside is a driveway, garage and side access to the large rear garden.

Manor Cottage is on a sought after gated cul-de-sac of large properties, walking distance from Sunningdale High Street and station and 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.

Broomfield Park

Sunningdale

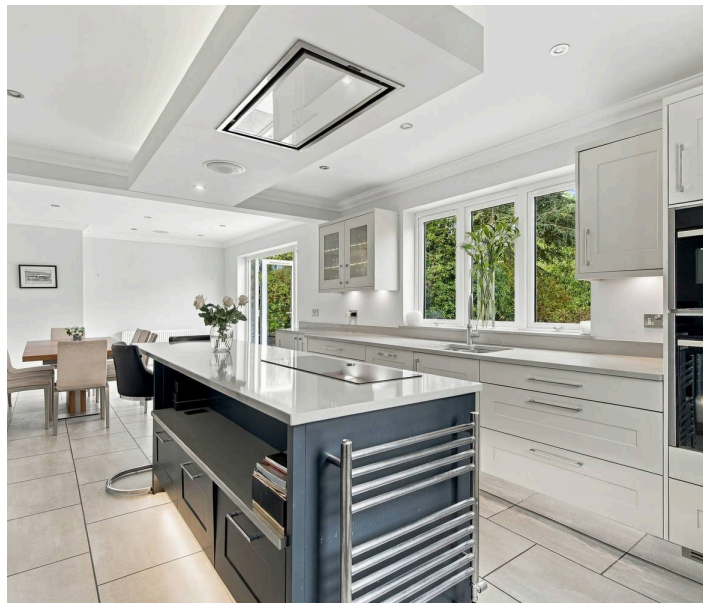
- Four Double Bedrooms
- Two Bathrooms
- Three Receptions
- Driveway
- Garage
- Detached
- Gated Cul-De-Sac
- Walking Distance To Sunningdale Station
- Walking Distance To Sunningdale High Street
- Potential To Develop

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



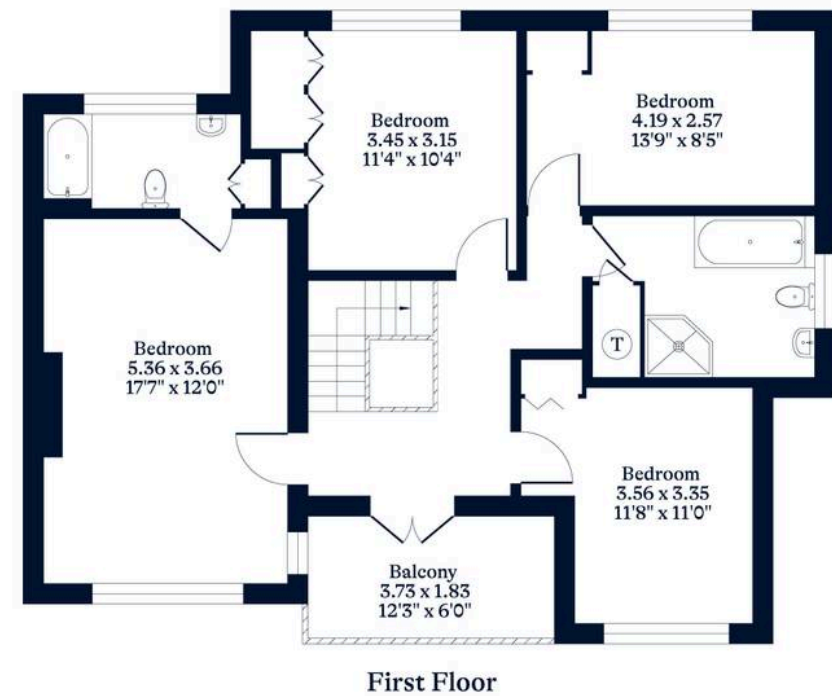
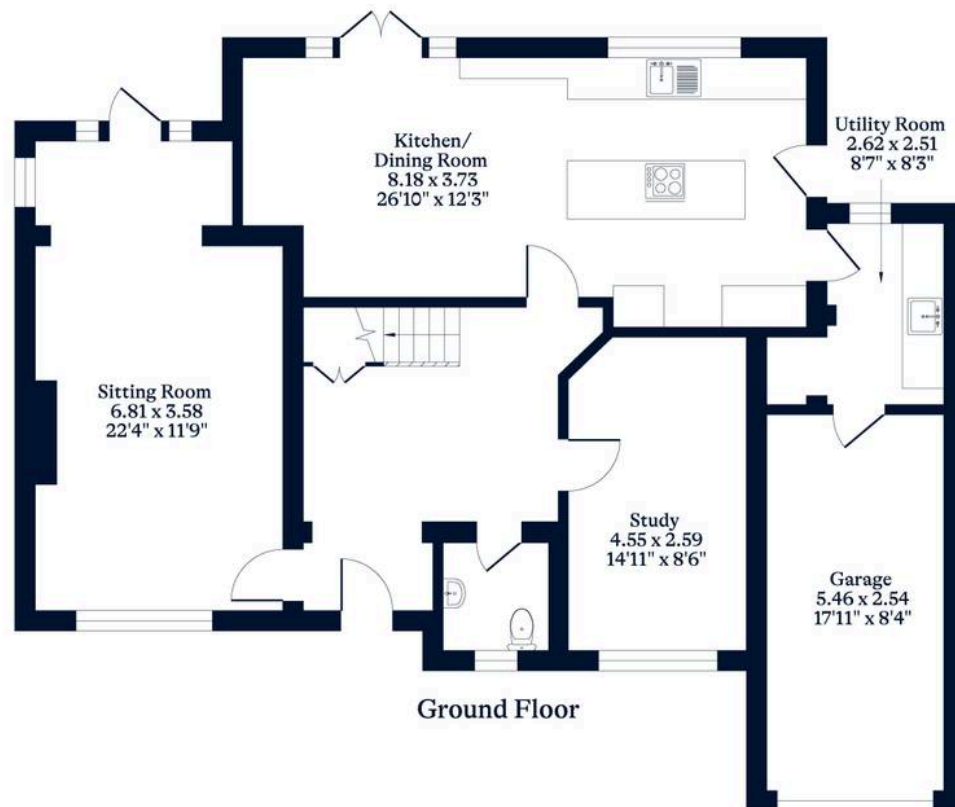
APPROXIMATE FLOOR AREA

House - 171.03 sq m - 1841 sq ft
Garage - 13.87 sq m - 149 sq ft
Total - 184.90 sq m - 1990 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.