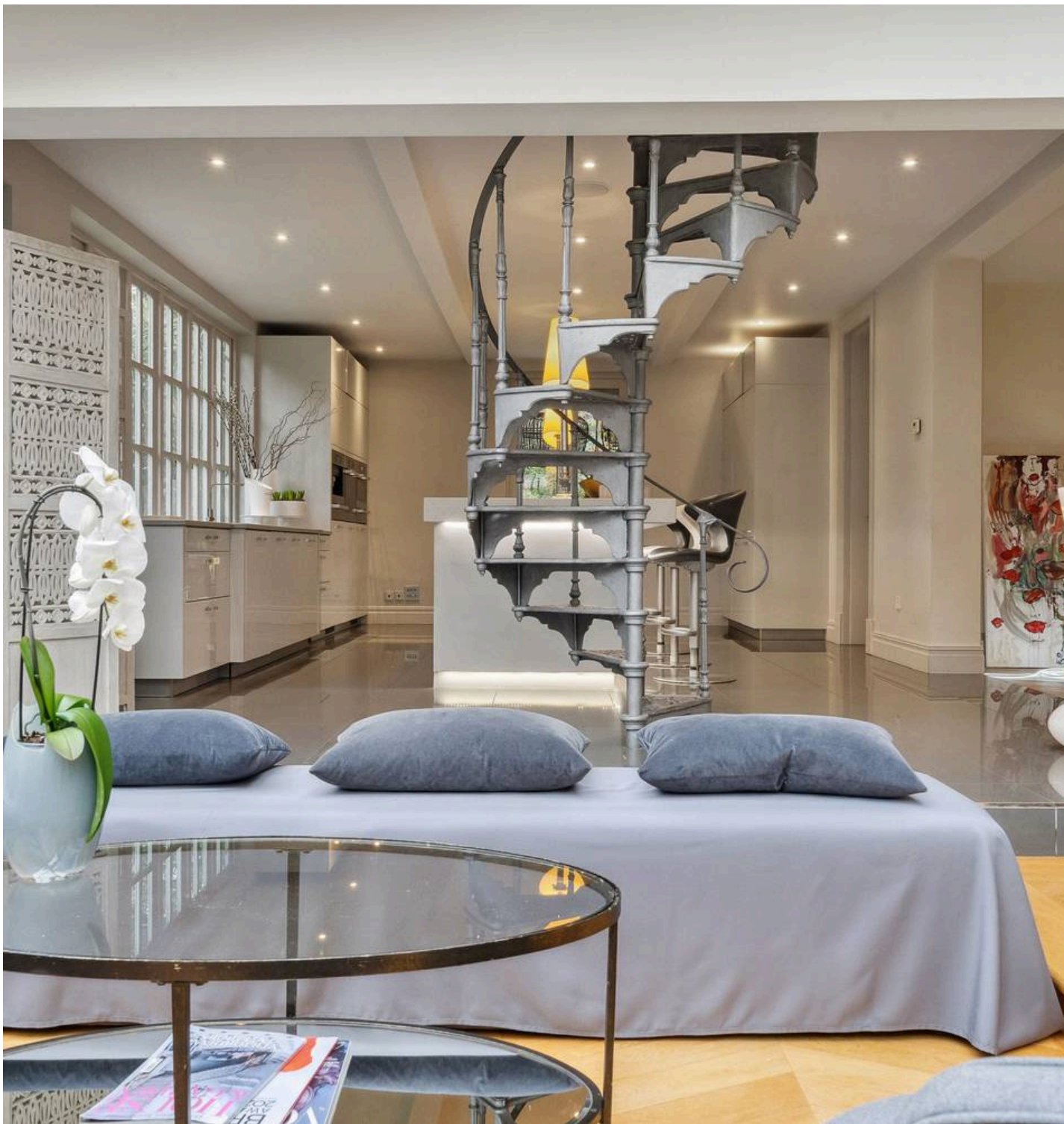


O
H

Bagshot Road, Sunninghill
Guide Price £3,250,000

OSBORNE HEATH



On the ground floor is a reception hall which opens up to the open plan dining room, Open plan kitchen, dining and lounge room which is centred around the kitchens island, study, lounge/ cinema room. further to the living space is a annex with an en suite and double bedroom, utility room and a WC.

The first floor has a principal bedroom with a walk-in wardrobe, modern en suite. A roof terrace fronting the property and a balcony facing the rear. Four further bedrooms two of which with en suites.

Outside the property has a large gated entrance with a double garage and parking for multiple vehicles.

Local schools include Charters, Cheapside and St Francis. Private schools include Hall Grove, Heathfield, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist. 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. The nearest train station is Ascot where trains run to London Waterloo, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

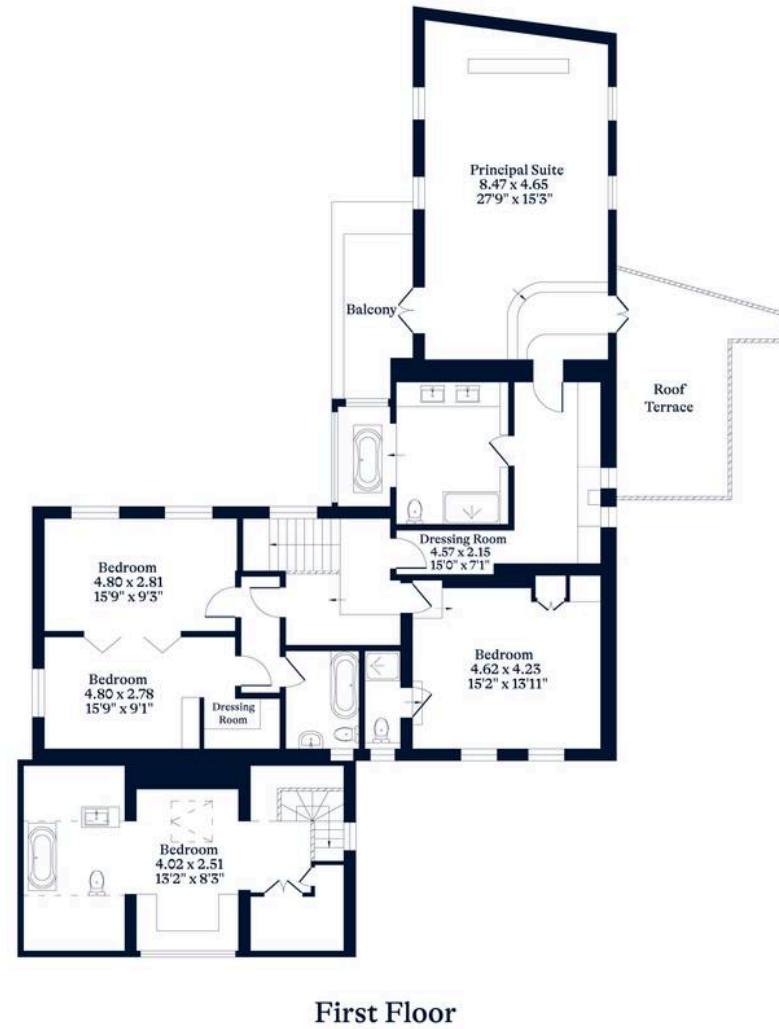
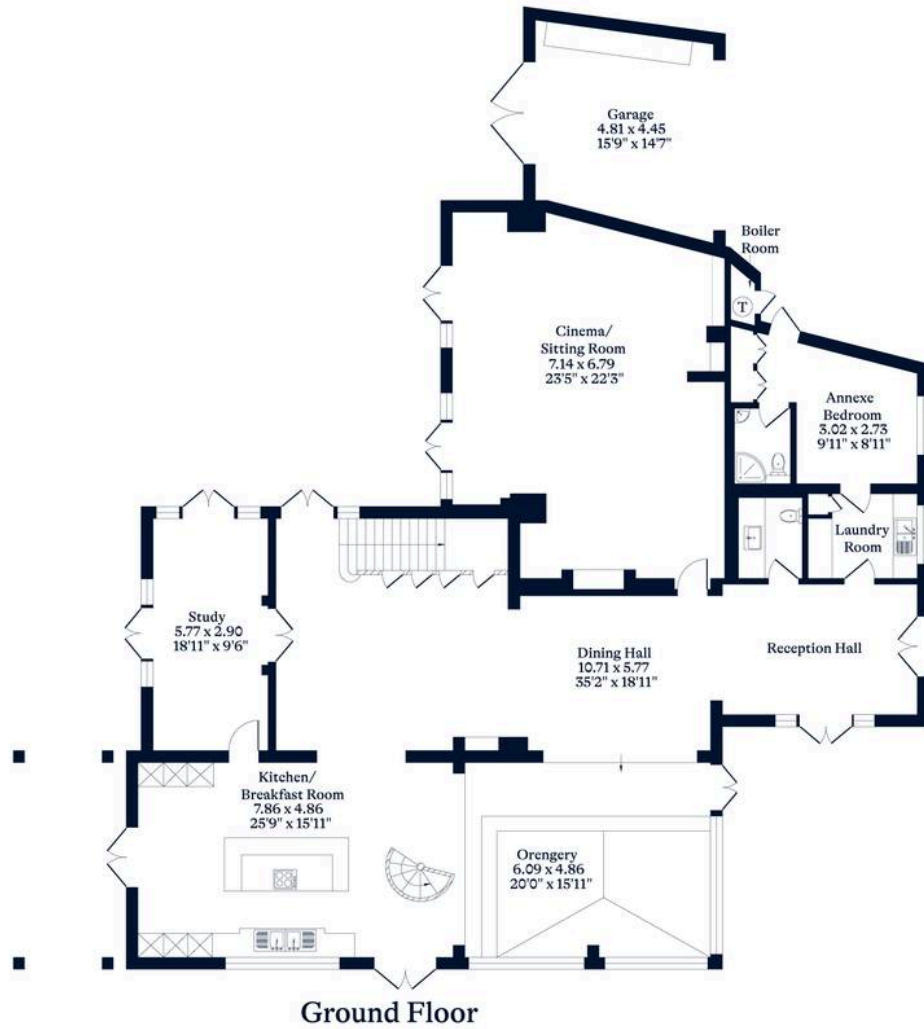




APPROXIMATE FLOOR AREA
 House - 427.40 sq m - 4600 sq ft
 Garage - 21.00 sq m - 226 sq ft
 Total - 448.40 sq m - 4826 sq ft
 (Gross Internal Area)



NOT TO SCALE
 This plan is for illustration purposes only



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.



Bagshot Road

Sunninghill

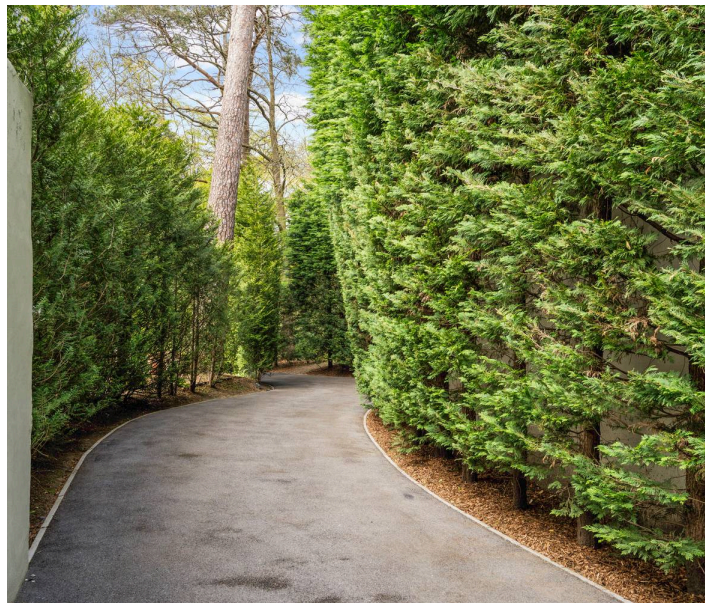
- Six Bedrooms
- Five Bathrooms
- Four Receptions
- Detached
- Double Garage
- Gated
- Driveway
- Character
- Close To Sunninghill Village
- No Onward Chain

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E





Osborne Heath, Ascot

Osborne Heath, 11 High Street - SL5 9NQ

01344 627777 • ascotsales@osborneheath.co.uk • osborneheath.co.uk