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Princess Gate London Road
Sunninghill

Guide Price £1,350,000

OSBORNE HEATH



On the lower ground floor there is a utility room with access to a courtyard garden, study and internal access to the garage.

On the ground floor there is a kitchen with central island, living dining room with a log-burning fireplace and balcony overlooking the gardens, and a downstairs WC.

On the first floor is the principal bedroom with built-in wardrobes and an en suite, two further double bedrooms and a family bathroom.

On the second floor there are three double bedrooms and a family bathroom. One of the rooms has been used as a large home office, gym space, nanny accommodation and a cinema room.

Princess Gate is a small, gated development of 12 dwellings close to the village of Sunninghill, in-between Ascot and Sunningdale where the train stations run services to Waterloo, Reading and Guildford. Nearby schools include Charters, St Francis, St Michaels and The Marist. The village has several local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

Princess Gate London Road

Sunninghill

- Six Double Bedrooms
- Three Bathrooms
- Garage
- Balcony
- Private Courtyard
- Gated Development
- Tennis Court
- 5.3 Acres of Communal Space
- Walking Distance to Shops

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

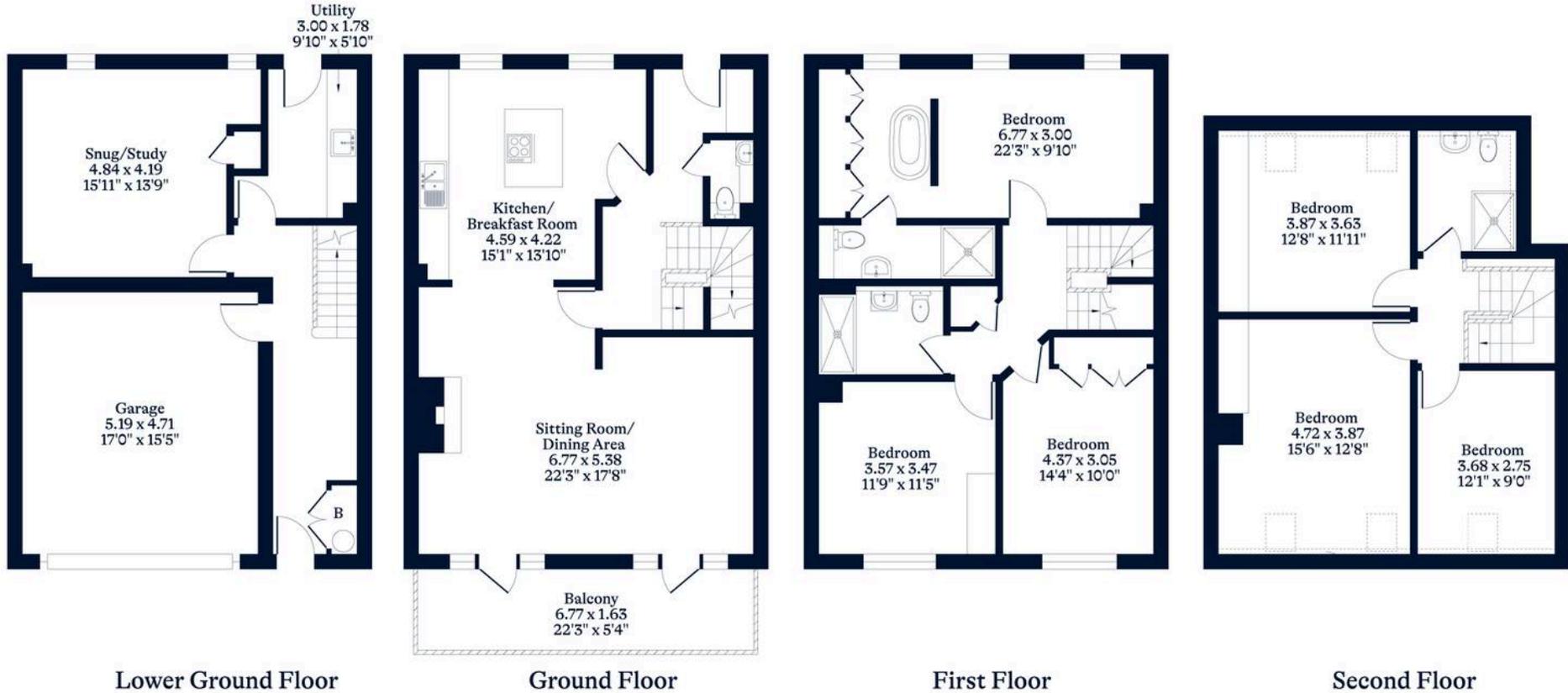
EPC Environmental Impact Rating: C



APPROXIMATE FLOOR AREA
 House - 221.00 sq m - 2372 sq ft
 Garage - 24.00 sq m - 263 sq ft
 Total - 245.00 sq m - 2635 sq ft
 (Gross Internal Area)



NOT TO SCALE
 This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.