



Stable House, Sunningdale

Guide Price £4,500,000

OSBORNE HEATH



The ground floor has a study, living room, kitchen with living and dining areas which are all underfloor heating plus multi sliding doors out to the garden, a utility room, snug and a downstairs WC.

On the first floor there are four bedroom suites, all en suite and three with dressing rooms and with underfloor heating, air conditioning plus a laundry room with washing machine facilities.

The second floor has a bedroom suite with an en suite and with a dressing room, further bedroom, games room, air conditioning and a WC.

Outside the property has a gated driveway, double garage, with a music studio/annex and bathroom above, and side access to the rear garden. Within the garden is a concrete based garden room with wifi, heating/airconditioning units, sliding doors into the main room, 2nd room with en-suite shower room. Putting green, outdoor kitchen with mains gas BBQ, heated with an all-season heat pump swimming pool and hot tub.

The property is fully equip with Control 4, Lutron Lighting, CCTV and full alarm system.

Stable house is on a cul-de-sac of large properties, walking distance from 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. Sunningdale train station runs services to London, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

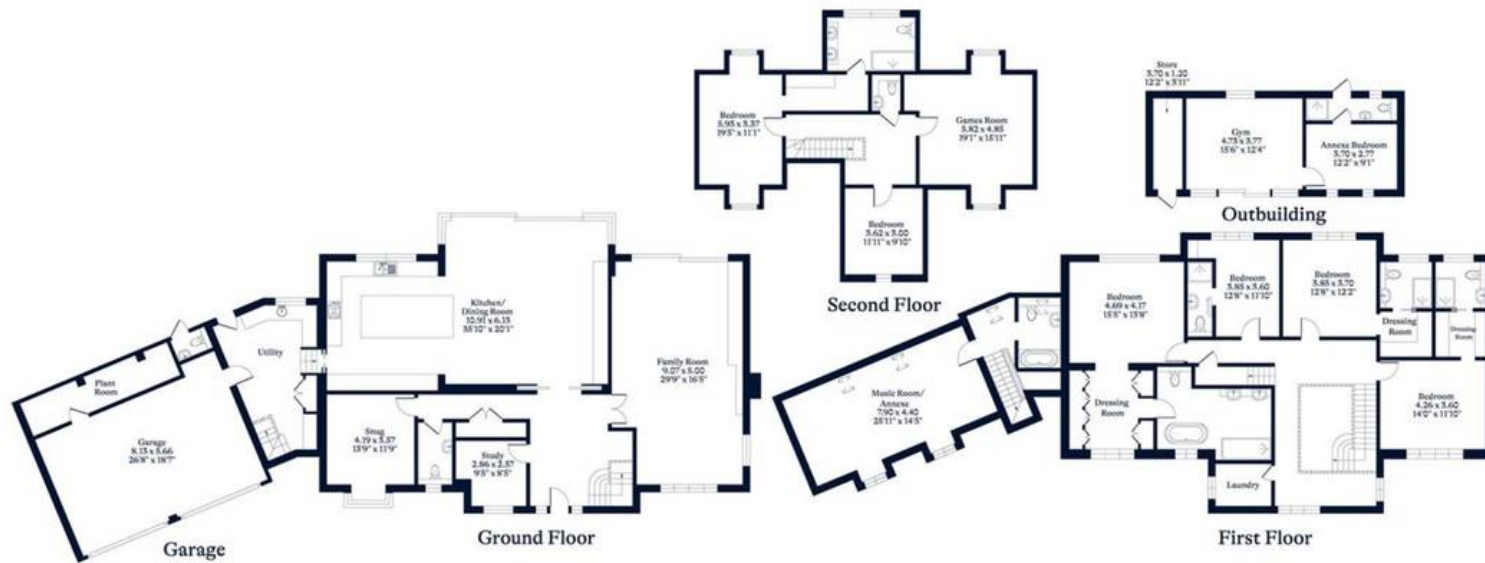




APPROXIMATE FLOOR AREA
House - 472.11 sq m - 5082 sq ft
Garage - 54.74 sq m - 589 sq ft
Outbuilding - 36.74 sq m - 395 sq ft
Total - 563.59 sq m - 6066 sq ft
(Gross Internal Area)



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.

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Sunningdale, Ascot

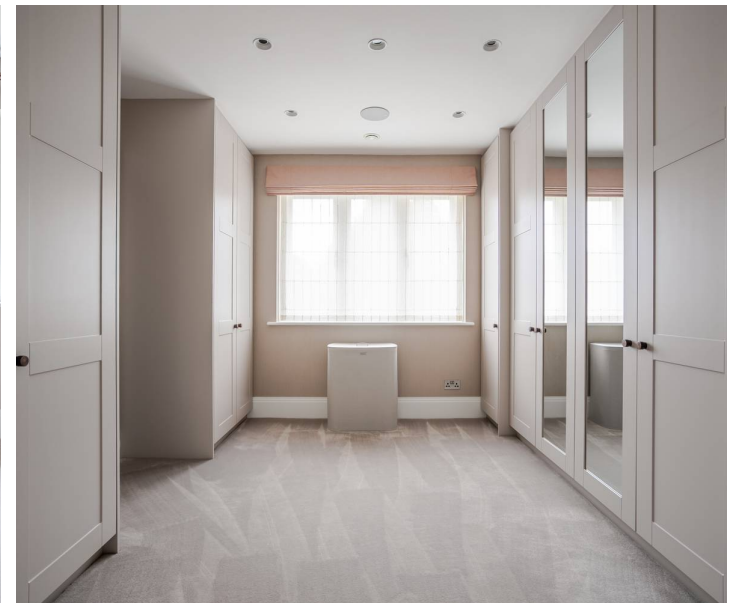
- Six Bedrooms
- Six Receptions
- Six Bathrooms
- Detached
- Double Garage
- Gated
- Swimming Pool
- Cul-De-Sac
- Close to Sunningdale Train Station
- Modern

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Osborne Heath, Ascot

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