



110

Sunningdale Heights, Sunningdale
Guide Price £2,150,000

OSBORNE HEATH



On the ground floor there is a living room, dining room, study, downstairs WC and internal access to the double garage.

The lower ground floor has an open-plan, kitchen, living and dining area, utility room and WC.

First floor has a principal bedroom with two dressing rooms and a four piece en suite, guest room with a dressing room and en suite, plus a further double bedroom with an en suite.

On the second floor is a large bedroom currently set up as a gym, bathroom, guest bedroom with a walk-in wardrobe and an en suite.

Outside there is a driveway, double garage and side access to the garden which has a patio, lawn and woodland views

Sunningdale Heights is a gated development facing Sunningdale Heath Golf Course, close to Waitrose and Sunningdale Station where trains run to London and Reading. Nearby schools include Charters, Coworth Flexlands, Hall Grove, Holy Trinity, Lambrook, The Marist, Papplewick, St Francis and St Michael's. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

Chestnut House Sunningdale Heights

Sunningdale

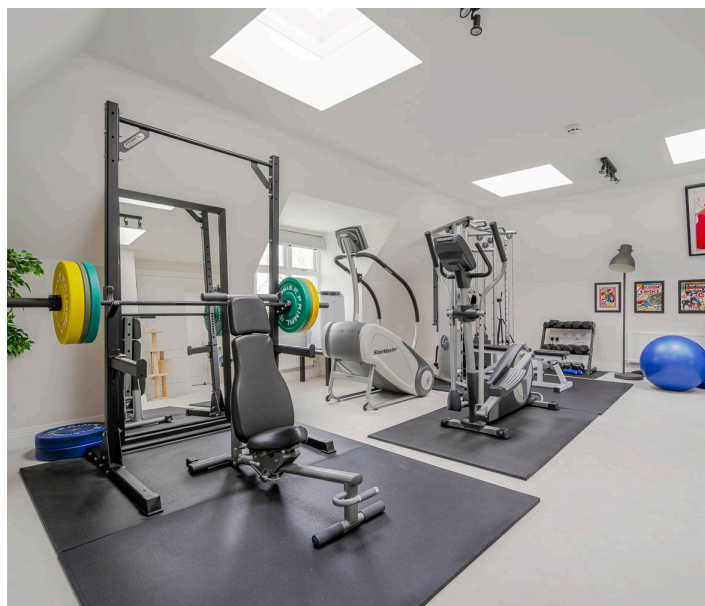
- Five Bedrooms
- Five Bathrooms
- Four Receptions
- Detached
- Driveway
- Double Garage
- Gated
- Modern
- Close To Station And Shops
- No Onward Chain

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: B

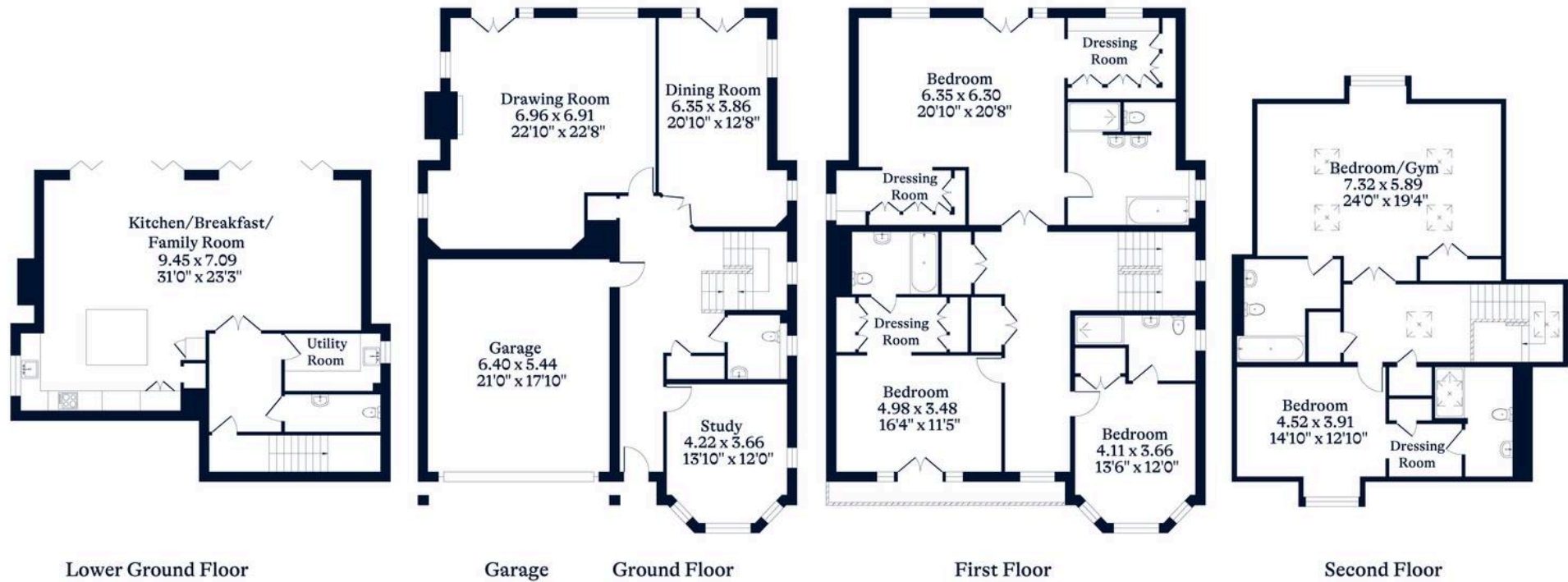
EPC Environmental Impact Rating: B



APPROXIMATE FLOOR AREA
 House - 429.97 sq m - 4624 sq ft
 Garage - 35.03 sq m - 377 sq ft
 Total - 465.00 sq m - 5001 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.