

THO



London Road, Sunningdale
Guide Price £1,095,000

OSBORNE HEATH



On the ground floor there is a cosy lounge room which is centred around the log-burning stove, modern kitchen with living and dining out to the garden. There is also a utility room, study, wine room and downstairs WC.

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

Outside there is a gated driveway for multiple vehicles, a studio currently used as a gym, and a beautifully landscaped garden which wraps around the property and has multiple seating areas for entertaining.

Fox Cottage is in Sunningdale, within a short walk of Coworth Park. Close by is Sunningdale High Street. Popular local state schools include Charters, Holy Trinity St Francis and St Michael's. Private schools include Bishopsgate, Coworth Flexlands, 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, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. The nearest train station is Sunningdale where trains run to London and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.





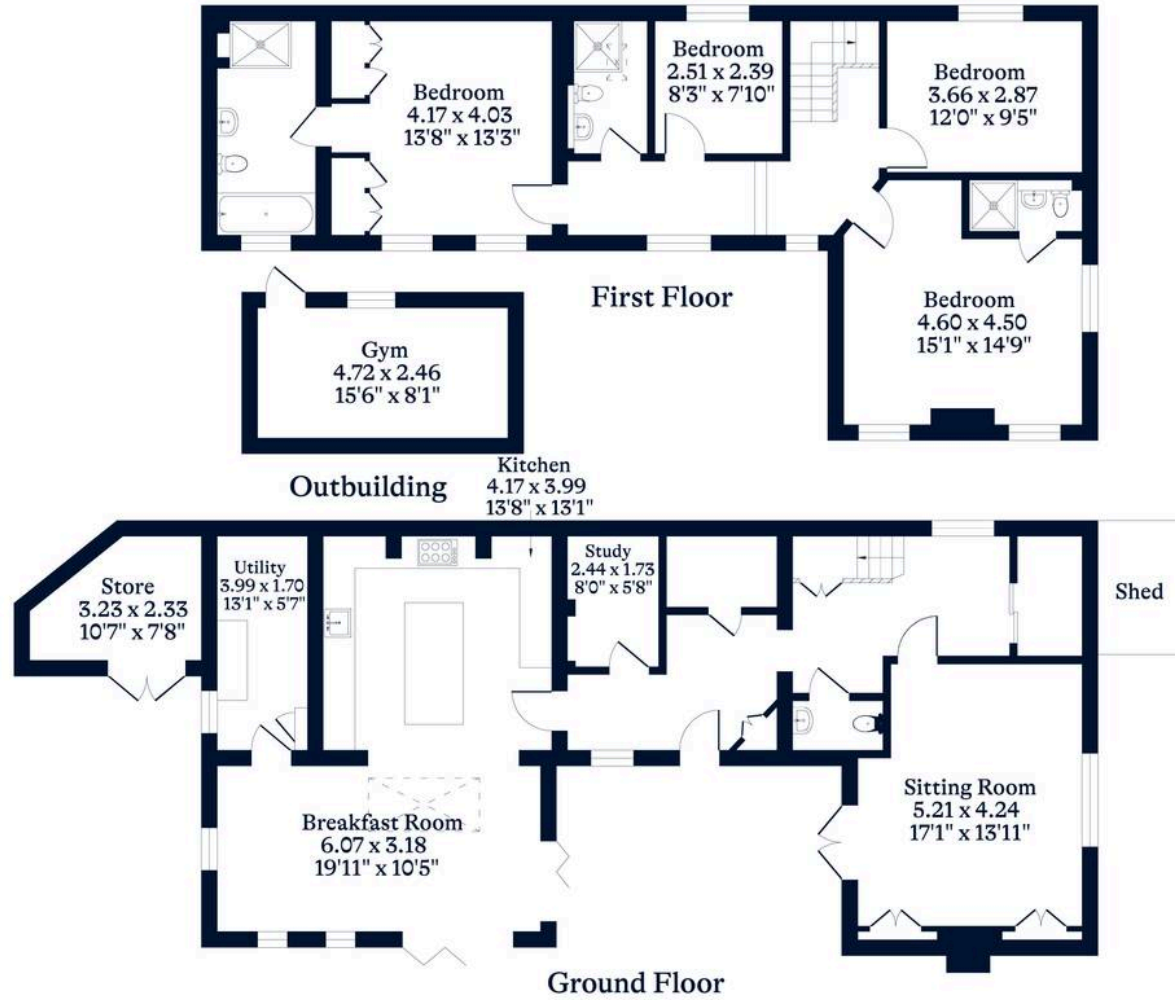


APPROXIMATE FLOOR AREA

House - 190.38 sq m - 2049 sq ft
Outbuilding - 11.61 sq m - 125 sq ft
Total - 201.99 sq m - 2174 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.



London Road

Sunningdale

- Four Bedrooms
- Three Receptions
- Three Bathrooms
- Modern Kitchen
- Study
- Utility Room
- Garden Studio
- Detached
- Gated Driveway
- Close To Shops And Station

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Osborne Heath, Ascot

Osborne Heath, 11 High Street - SL5 9NQ

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