



BELVEDERE GRANGE

SUNNINGDALE • BERKSHIRE



COCKERHAM
TELLWRIGHT



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Spacious well presented first floor apartment overlooking Sunningdale golf course.

- Communal hallway with stairs and lift to all floors
 - Private entrance hall
 - Drawing room with balcony
 - Dining Room
 - Kitchen/breakfast room
 - Principal bedroom with fitted wardrobes, ensuite bathroom and balcony
 - Guest bedroom suite
 - Bedroom 3
 - Separate shower/cloakroom
 - Eaved storage.
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- Double garage with eaved storage power and light
 - Large sweeping communal shingled driveway
 - Well maintained 1.5 acre grounds with gate onto golf course.

DISTANCES

- Sunningdale .25 miles
- Ascot 3 miles
- Windsor 7 miles
- Heathrow 10 miles
- Central London 26 miles
- London Waterloo 50 minutes by direct train.





DESCRIPTION

Flat 4 Belvedere Grange is a well presented first floor apartment forming part of a very exclusive development of only 6 homes. It can be accessed by either the stairs or the lift. All the principal rooms are accessed from the spacious entrance hall with both the drawing room and dining room enjoying stunning views over the Sunningdale golf course. The principal bedroom suite has a further balcony overlooking the well maintained grounds and course beyond and there are two further bedrooms, one of which has an en-suite and the other has an adjoining cloakroom, both with fitted wardrobes.

COMMUNAL GARDENS

These are approached via electrically operated wrought iron gates opening onto a large sweeping gravelled driveway providing ample parking for residents and visitors. To one side there is a garage block, a double for which is allocated to No 4 which has an electrically operated up and over door, eaved storage, power and light. The remainder of the front and rear gardens are laid to well maintained lawn dotted and surrounded by a variety of mature hedging, shrubs and trees, the whole of which is extremely well cared for and maintained. There is also a gate which provides access to the world famous Sunningdale golf course.

SITUATION

Belvedere Grange is located in arguably one of the most prestigious areas in Sunningdale. You have the luxury of a rural and tranquil setting yet still within a short walk of the villages amenities including a large Waitrose store and main line station to London Waterloo.

AMENITIES

Schooling: The choice for both girls and boys is exceptional. These include, Hall Grove, Sunningdale prep, Woodcote, Papplewick, Bishopsgate, St. John's Beaumont, St. George's, St. Mary's, ACS, Tasis, Eton and Wellington College.

Shopping: There are local shopping facilities in Sunningdale and Ascot. More comprehensive facilities can be found nearby at Windsor, Camberley and Guildford.



Sporting Venues: Golf clubs at Sunningdale, Windlesham, Swinley, Wentworth and Foxhills country club. Spa facilities at the Berrystede, Coworth Park, Wentworth and Pennyhill Park. Ascot racecourse is only a short distance away as well as Polo at the Guards club and The Royal Berkshire. Cinemas and leisure centres located in Windsor, Camberley and Guildford.

Travel: Various junctions for the M25, M3 and M4 are very conveniently located providing easy access to Central London and the West Country as well as both international airports, Heathrow and Gatwick. There are also main line railway stations with direct access to Waterloo at Ascot, Sunningdale and Virginia Water.

Outdoor activities: The Windsor Great Park, The Savill Garden and Chobham common are popular venues for great country walks, cycling and horse riding. A licence to ride in Windsor Great Park can be acquired.

Restaurants: There are various restaurants in the area including The Drawing Room & The Barn at Coworth Park, Bluebells, Seasons terrace and restaurant, La Sorrentina, The Surrey Cricketers and Carpenters Arms.

POSTCODE

SL5 9RH

SERVICES

We are advised by our client that gas, electricity, water and drainage are all mains supplied.

FIXTURES AND FITTINGS

Fitted carpets, curtains, light fittings and white goods are excluded from the sale but may be available by separate negotiation.

LOCAL AUTHORITY

Windsor and Maidenhead Borough Council Tel: 01628 683800

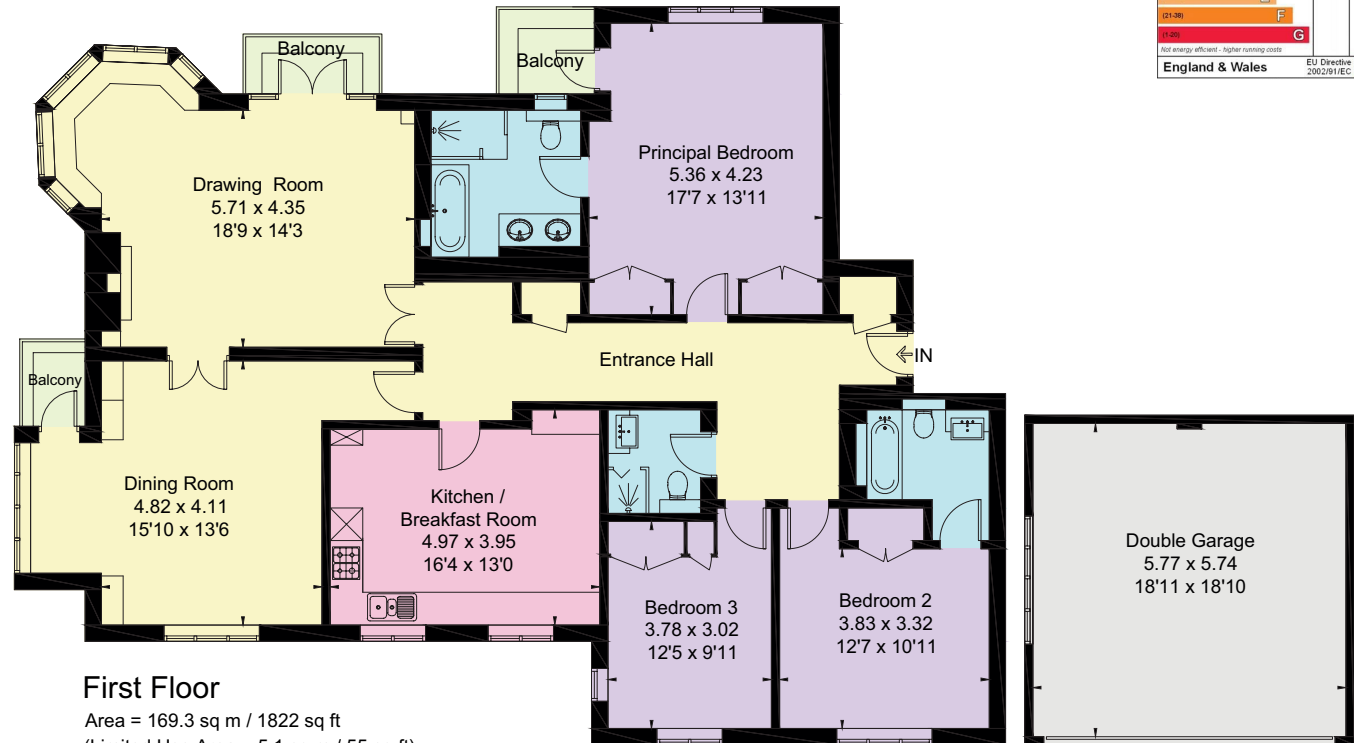
VIEWINGS

Strictly by appointment with the agent Cockerham and Tellwright.

Approximate Area = 169.3 sq m / 1822 sq ft
Including Limited Use Area (5.1 sq m / 55 sq ft)
Garage = 33.0 sq m / 355 sq ft
Total = 202.3 sq m / 2177 sq ft



Energy Efficiency Rating		Current	Potential
(94-100)	A		
(81-93)	B		
(69-80)	C		81
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



(Not Shown In Actual Location / Orientation)

DISCLAIMER: We have prepared these sales particulars as a general guide and they must not be relied upon as statement of fact. Floorplan measurements are approximate and are for guidance purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

CONTACT:

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