



30 HIGHWAYMAN'S RIDGE

SNOWS RIDE • WINDLESHAM • SURREY



COCKERHAM
TELLWRIGHT



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Very well presented and extended detached family home.

- Entrance hall
 - Sitting room
 - Dining room
 - Family room
 - Kitchen/breakfast room
 - Conservatory
 - Cloakroom.
-
- 4 good sized bedrooms
 - Family bathroom.
-
- Attached garage
 - Brick paved driveway
 - Private parking
 - South facing rear garden.

DISTANCES

- Windlesham village 1 mile
- Sunningdale 2 miles
- Bagshot 2.5 miles
- Ascot 2.5 miles
- Windsor 8 miles
- Heathrow airport 10 miles
- Central London 26 miles.
(all distances approximate)





DESCRIPTION

30 Highwayman's Ridge is a very well presented detached home which has been extended on the ground floor now providing excellent and versatile family accommodation. There is wood strip flooring in the entrance hall which is continued through to the comprehensively fitted kitchen at the rear. The living room is a good size and has double glass doors opening to the dining room at the end of which is a square opening to the quality built conservatory with marble floor and doors to garden. There is also a study which is accessed from the kitchen which also has double doors to the garden.

On the first floor are four good sized bedrooms and a family bathroom.

OUTSIDE

The front comprises a brick paved driveway for two cars and an area of well maintained lawn. To one side is a wooden gate providing access to the south facing rear garden which is a particular feature of the property. There is a full width paved patio, an area of well maintained level lawn bordered by established and attractive flower beds. Beyond the sleepers is a further decked area, a garden shed in one corner all enclosed by part panelled fencing.

SITUATION

30 Highwayman's Ridge forms part of this popular established estate built by Charles Church some forty years ago within easy reach of the popular villages of Windlesham, Sunningdale and Bagshot.

AMENITIES

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

Shopping: There are local facilities in Windlesham, Sunningdale and Bagshot. More comprehensive centres can be found at Windsor, Camberley Guildford and Staines.

Sporting Venues: Nearby golf clubs include Windlesham, Wentworth, Sunningdale, Swinley, The Royal Berkshire and Foxhills Country Club. The famous Ascot racecourse is only a short distance away as well as Polo in the Great Windsor Park.



Travel: Various junctions for the M25 and M3 are very conveniently located providing access to Central London as well as the west country and international airports, Heathrow and Gatwick. There are mainline stations with direct access to Waterloo at Sunningdale and Ascot.

Outdoor Activities: The Windsor Great Park, The Savill Garden and Chobham common are popular venues for great country walks, cycling and horse riding.

POSTCODE

GU20 6NF

SERVICES

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

TENURE

Freehold.

FIXTURES AND FITTINGS

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

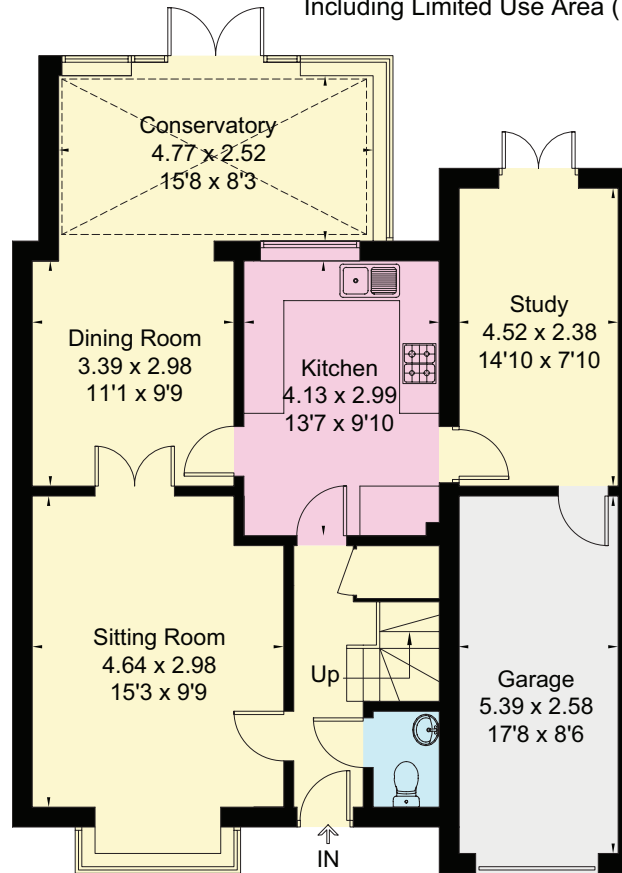
LOCAL AUTHORITY

Surrey Heath Borough Council Tel no: 01276 707 100

VIEWINGS

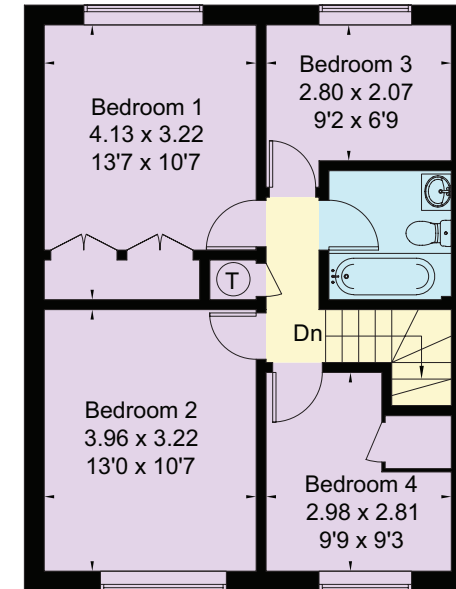
Strictly by appointment only with the agent Cockerham and Tellwright.

Approximate Area = 130 sq m / 1399 sq ft
 Garage= 13 sq m / 140 sq ft
 Total = 143 sq m / 1539 sq ft
 Including Limited Use Area (1.6 sq m / 17 sq ft)



Ground Floor

Area = 79.3 sq m / 853 sq ft
 (Limited Use Area = 1.6 sq m / 17 sq ft)



First Floor

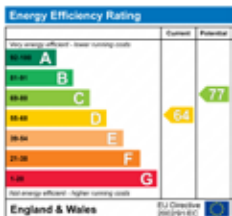
Area = 50.7 sq m / 546 sq ft

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 they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

CONTACT:

Cockerham & Tellwright Limited • 12 New Boundary House • Sunningdale • Berkshire • SL5 0DJ

T: 01344 596500 E: sales@cockerhamtellwright.com W: www.cockerhamtellwright.com



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