



**ST CHARLES HOUSE**

SUNNINGDALE • BERKSHIRE



COCKERHAM  
TELLWRIGHT









## ST CHARLES HOUSE

SUNNINGDALE • BERKSHIRE

**Impressive, spacious and well maintained family home backing onto Sunningdale golf course**

- Large entrance hall
  - Drawing room
  - Dining room
  - Study
  - Family room
  - Re-fitted kitchen/breakfast room
  - Garden Room
  - Utility room
  - Cloakroom
- 
- Spacious principal bedroom
  - Guest bedroom with en-suite bathroom
  - 2 further bedroom suites
  - Bedroom 5
  - Family bathroom
- 
- Attached triple garage with self contained staff flat/annex and bathroom above
  - Outdoor heated pool
  - Well maintained front and rear gardens.

### **Distances (approximate)**

- Sunningdale 0.5 miles
- Ascot 3 miles
- Windsor 7 miles
- Heathrow airport 12 miles
- Central London 26 miles.







## **DESCRIPTION**

St Charles House is a spacious and well presented detached home providing excellent family accommodation arranged over two floors. All the principal reception rooms are accessed from the entrance hall the main feature of which is the central staircase leading to the galleried first floor landing. There is no doubt that the large kitchen/breakfast room is the hub of the house which has recently been refitted along with the Garden Room both having views and access to the attractive rear garden. On the first floor is the principal suite comprising bedroom, dressing room, ensuite bathroom and access to the rear balcony which overlooks the rear garden. The sizeable guest bedroom has a full suite and bedrooms three and four have an en-suite shower room apiece. There is a further bedroom and separate family bathroom.

**NB.** Off the utility area are stairs leading to the first floor annex over the attached triple garage comprising sitting room with kitchen, bedroom and bathroom.

## **GARDEN AND GROUNDS**

The property is set well back within its 1.2 acre plot and is approached via electrically operated wrought iron gates which open onto a large gravelled driveway providing off street parking for several vehicles and in turn sweeps around to one side providing yet more parking space and access to the attached triple garage with 3 electrically operated up and over doors, power light and personal door to main house. The remainder of the front is laid to lawn surrounded by mature trees, hedges and fencing. There is access on both sides to the westerly facing, landscaped rear gardens which are a real feature of the property comprising large sun terrace with lighting and adjoining flower beds and rockeries. Beyond the patio is a large level area of lawn incorporating the sizeable outdoor heated pool all of which is surrounded by a wealth of mature shrubs trees flower beds and hedges providing a good deal of privacy. To one side there is also a gate which opens onto the practice grounds of the prestigious Sunningdale golf course.

## **SITUATION**

St Charles House is located within arguably the most sought after and prestigious road in Sunningdale and backs on to the world famous Sunningdale golf course within half a mile of the village centre.









## 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 Colleges.

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

**Sporting Venues:** Nearby venues include great golf courses such as Wentworth, Sunningdale, Swinley and Foxhills. The Ascot racecourse and Polo at the Guards club are within 3 miles.

**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.

## POSTCODE

SL5 0JD

## 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

The Royal Borough of Windsor and Maidenhead 01628 683800

## VIEWINGS

Strictly by appointment with the agent Cockerham and Tellwright.

# St Charles House

Approximate Gross Internal Area Total = 581.4 sq m / 6258 sq ft

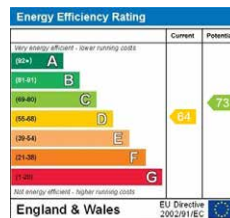


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1013361)

**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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