



# 11 FIRCROFT

DEVENISH ROAD • SUNNINGDALE • BERKSHIRE • SL5 9GF



COCKERHAM  
TELLWRIGHT





## 11 FIRCROFT

SUNNINGDALE • BERKSHIRE

**A beautifully presented and spacious top floor apartment with balcony and secure allocated underground parking forming part of this prestigious gated development of only 14 apartments.**

- Luxuriously appointed communal areas
  - Elevator to all floors
  - Spacious private entrance hall
  - Comprehensively fitted Kitchen/breakfast room
  - Separate utility room
  - "L" shaped living/dining room
  - Master bedroom with dressing area and sizeable en-suite bathroom
  - Second bedroom suite
  - Balcony
  - Underfloor heating throughout.
- 
- Secure underground allocated parking for two cars
  - Well maintained communal gardens.

### DISTANCES

- Sunningdale village centre 1 mile
- Ascot 3 miles
- Windsor 7 miles
- Heathrow 9 miles
- Central London 25 miles
- M3 junction 3 miles
- Sunningdale mainline station (50 mins to Waterloo).  
(All distances are approximate).







## **DESCRIPTION**

No 11 Fircroft is a very well appointed top floor apartment built by the award winning developer Kebbell Homes some ten years ago. This select development of only 14 apartments is approached via electrically operated wrought iron gates opening onto a driveway which provides visitor's parking and leads to the underground parking bays. The impressive communal entrance hall is very well appointed and includes a lift providing access to all floors. The apartment itself is light and spacious with all the good sized principal rooms accessed from the sizeable hallway including the separate utility room. There is a balcony off the living room and there are pleasant views from wherever you look.

## **COMMUNAL GARDENS AND GROUNDS.**

The grounds extend to approximately one acre, most of which is laid to well maintained level lawn surrounded by a variety of mature hedging, shrubs and trees.

## **SITUATION**

The development nestles on the close outskirts of the ever popular and bustling village of Sunningdale. The shops (including Waitrose), restaurants, pubs, golf courses and main line station are all within one mile. For more comprehensive shopping Windsor town centre is approximately 7 miles away.

## **AMENITIES**

**Schooling** – The choice for both girls and boys is exceptional. Hall Grove and Woodcote school in Windlesham, Sunningdale prep, St John's Beaumont, Bishopsgate, ACS, Tasis, Windsor boys, Papplewick, St. George's Ascot, St. Mary's, Eton and Wellington College.

**Shopping** – There are local shopping facilities in Sunningdale, Sunninghill, Ascot and Virginia Water. More comprehensive facilities can be found nearby Windsor, Camberley, and Staines.

**Sporting Venues** – Golf clubs include Wentworth, Sunningdale, Swinley and Foxhills country club. The Ascot racecourse is only a short distance away as well as Polo at the Guards club within the Windsor Great Park.





**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 Sunningdale, Virginia Water and Woking.

**Restaurants and Pubs** – These are plentiful including Pazzia. Slightly further afield are Coworth Park, The Drawing Room and Bluebells. The Sun Inn, The Four Horseshoes and The Brick makers in both Chobham and Windlesham are also very accessible.

**Outdoor activities** – Chobham Common, The Windsor Great Park and The Savill Garden are popular venues for great country walks, cycling and horse riding.

### POSTCODE

SL5 9GF

### SERVICES

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

### FIXTURES AND FITTINGS

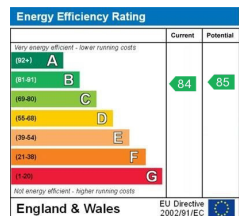
Fitted carpets, curtains, light fittings, and white goods are excluded from the sale but may be available by separate negotiation.

### LOCAL AUTHORITY

The Royal Borough of Windsor and Maidenhead

### VIEWINGS

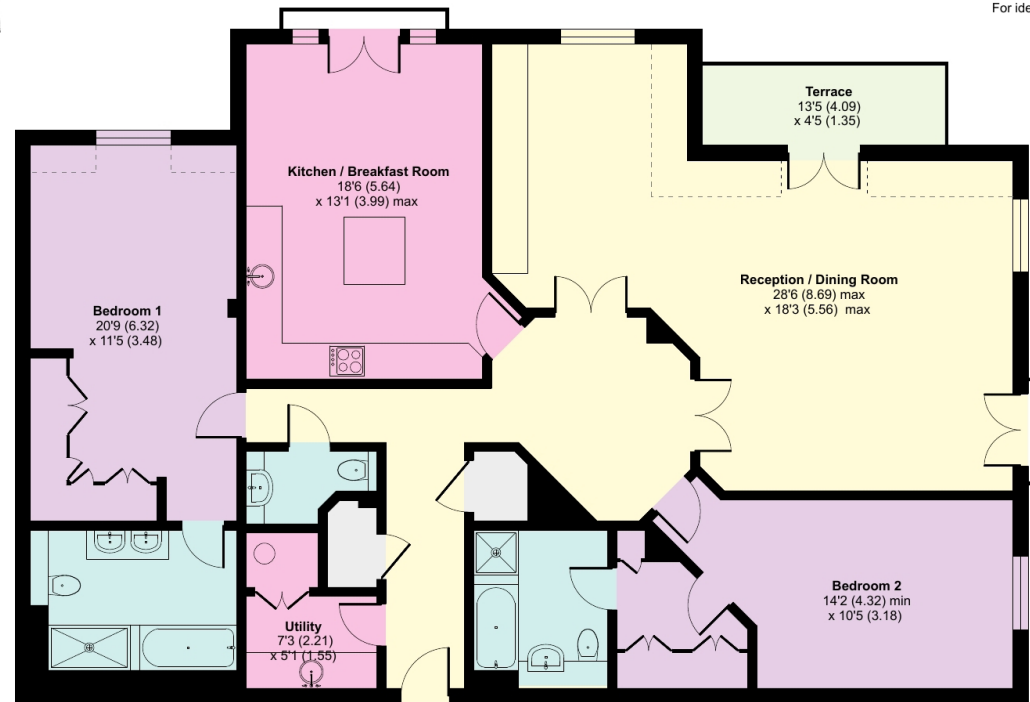
Strictly by appointment with the agent Cockerham and Tellwright.



## Fircroft, Devenish Road, Ascot, Ascot, SL5

Approximate Area = 1696 sq ft / 157.5 sq m  
 Limited Use Area(s) = 55 sq ft / 5.1 sq m  
 Total = 1751 sq ft / 162.6 sq m

For identification only - Not to scale



Denotes restricted head height

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (PMS2 Residential). © nrlchecom 2022. Produced for Cockerham & Tellwright Ltd. REF: 900983

**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:

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

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



COCKERHAM  
TELLWRIGHT