



WESTWOOD END

WESTWOOD ROAD • WINDLESHAM • SURREY



COCKERHAM
TELLWRIGHT



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Well presented detached family home with versatile accommodation in mature South facing grounds of just under 2.5 acres in arguably the most prestigious and sought after residential road in the area.

- Spacious entrance hall
 - Drawing room
 - Fabulous kitchen/dining/family room
 - Study
 - Cloakroom
 - Storeroom
 - Utility room
 - 2 ground floor bedrooms each with en-suite shower rooms.
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- Principal bedroom with ensuite shower room
 - 2 further double bedrooms
 - Large family bathroom
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- Within close proximity of the main house there is a completely self-contained and sizeable detached annexe with kitchen, living area, double bedroom, shower room and utility room. Ideal for staff/relative accommodation or work from home office /studio
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- Detached double garage
 - Adjoining carport
 - Garden pavilion
 - Canopied spa/jacuzzi -various outbuildings
 - Large gravelled sweeping driveway, secluded south facing gardens and light woodland areas of nearly 2.5 acres.

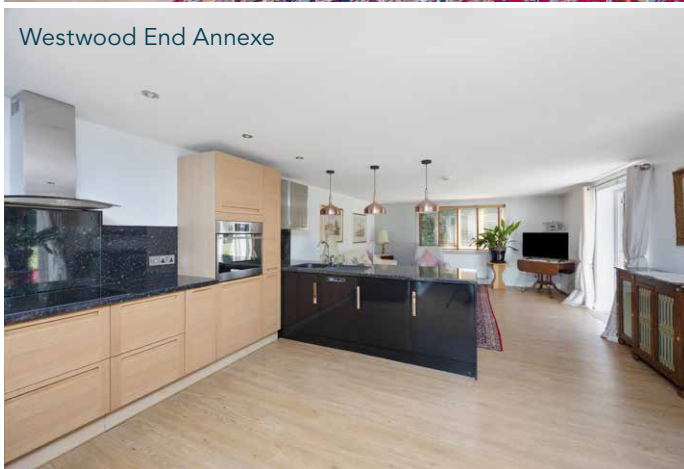




Westwood End Annexe



Westwood End Annexe



DESCRIPTION

Westwood End is a deceptively spacious, well presented detached home which has undergone many alterations and improvements over recent years now providing excellent and versatile family accommodation arranged over two floors. Off the spacious entrance hall is the double aspect drawing room and the spacious comprehensively fitted light and spacious open plan Kitchen/dining/family room with bi folding glass doors providing access to the south facing rear terracing. To the front of the house is the study with 2 adjoining multipurpose bedroom suites. On the first floor is the principal bedroom suite and a large family bathroom which serves two more double bedrooms both with fitted wardrobes.

There is a detached self-contained annexe suitable for a variety of family uses comprising large open plan kitchen and living room with two sets of glass doors opening on to the rear terrace, double bedroom, bathroom and separate utility room.

OUTSIDE

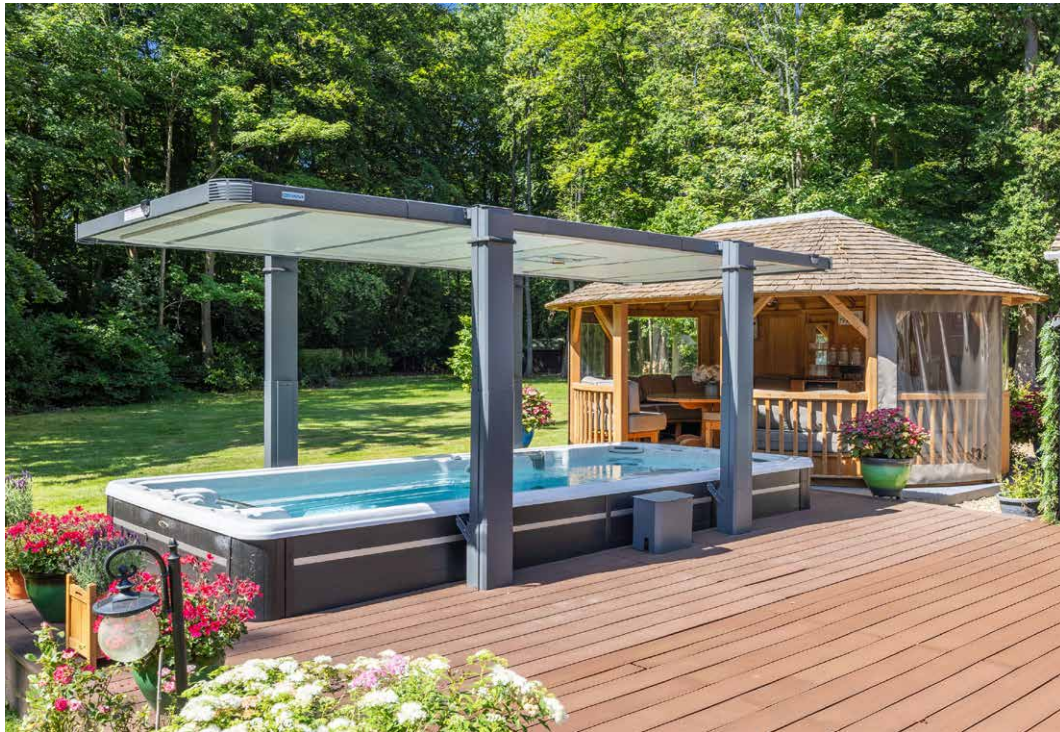
Westwood End is approached via electrically operated wooden gates which open onto a large sweeping gravelled driveway flanked by lawn and lightly wooded areas providing ample off street parking, detached double garage with eaves storage, power, light and electrically operated door. The property sits centrally within its south facing plot and consequently has large areas of lawn/gardens surrounding. To the rear is a sizeable decked area incorporating a recently installed large covered spa/Jacuzzi area, ample lighting and steps down to a further area of level lawn all enclosed by a wealth of mature shrubs hedging and trees providing a good deal of privacy the whole of which amounts to just under 2.5 acres. Recently erected Palisade fencing to boundaries.

SITUATION

Westwood End forms part of arguably one the area's most prestigious residential roads, and is conveniently located on the edge of the village within a woodland setting yet within easy driving reach of both Sunningdale and Ascot.

DISTANCES

Village centre 0.3 miles, Sunningdale 2.5 miles, Ascot 4 miles, Windsor 7 miles, Heathrow airport 10 miles, central London 26 miles. (All distances approximate)



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 Ascot. More comprehensive shopping facilities can be found nearby at Camberley, Windsor, Staines and Guildford.

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

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

POSTCODE

GU20 6LX.

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, white goods, spa/jacuzzi and Pavillion are included within the sale.

LOCAL AUTHORITY

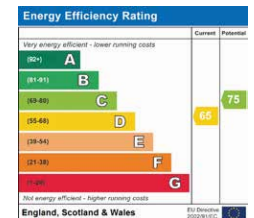
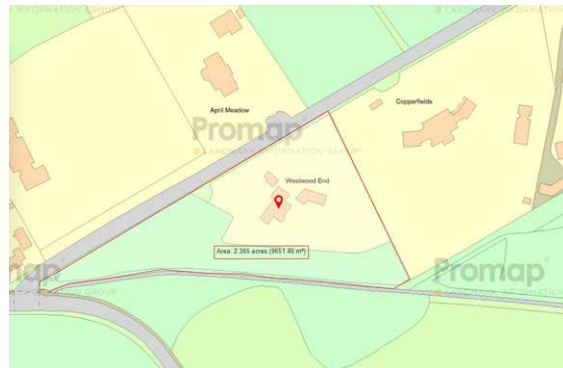
Surrey Heath Borough Council tel no: 01276 707100

VIEWINGS

Strictly by appointment only via agents Cockerham & Tellwright or Garbett & Partners.



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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/fixtures 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.

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