



Station Road | Ascot | Berkshire | SL5 0QL

Price Guide £675,000

Waterfords
Residential Sales & Lettings

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An elegant and unique Georgian home situated in the heart of old Sunningdale being sold with no onward chain.

- Semi detached Georgian house
- Fully modernised house
- Three bedrooms
- Further reception room
- Family bathroom and en suite to master bedroom
- Village location
- Council Tax Band E
- EPC Rating D

This charming period property was originally the village bakery and is presented to the market in excellent condition having been recently refurbished. The newly fitted kitchen boasts bevelled mirrored tiles and a crystal chandelier to celebrate the high ceilings. There is a beautiful dining room with sash windows and the drawing room has access to the south facing walled courtyard garden ideal for al fresco dining and relaxing in the sun. The ground floor further benefits from a guest cloakroom.

To the first floor you will find three bedrooms and a beautiful new bathroom suite featuring tiles that are genuine mother of pearl, set off by a handmade Italian basin with carved wooden legs. Through the window you can enjoy views of the rooftops of Sunningdale as well as the variety of period architecture. A particularly attractive feature of the property is the high ceilings and detailed coving creating a truly light and spacious feel.

Externally, in addition to the walled rear courtyard garden, there is a further courtyard to the front and a generously sized third garden laid to lawn. There are also two allocated parking spaces and visitor parking. Station Road is giving convenient access to Sunningdale village with its array of restaurants and local



Set in a popular village location is this exceptional character home with contemporary interior.



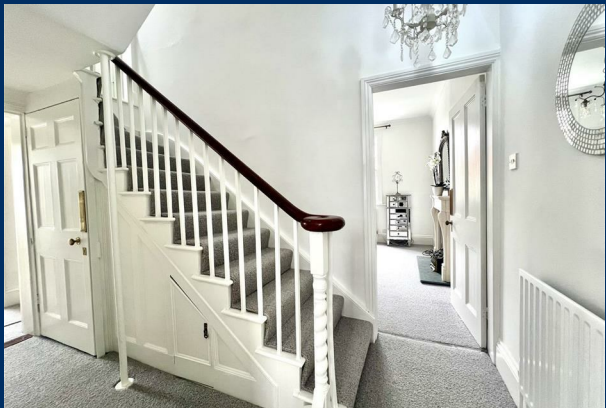
amenities and the mainline station with easy access into London Waterloo. The nearby villages of Ascot, Sunninghill and Virginia Water all offer well regarded public houses, restaurants and sporting amenities including the world renowned Wentworth Golf Club and Ascot Racecourse. The area is served by a good number of state and independent schools catering for boys and girls of all ages.

Proceed out of Chobham on Windsor Rd and Chobham Rd to Sunningdale. At the junction with London Rd turn right and proceed until the turning to Bedford Lane. Follow on into High Street, Turn left onto Station Road, where the property can be found on the right hand side.









Station Road, Sunningdale, SL5

Approximate Area = 1120 sq ft / 104 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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