



Station Road | Ascot | Berkshire | SL5 0QL

Offers In Excess Of £595,000

Waterfords
Residential Sales & Lettings

Station Road | Ascot Berkshire | SL5 0QL Offers In Excess Of £595,000

An elegant and unique Georgian home situated in the heart of old Sunningdale being sold with no onward chain by means of secure sale online bidding.

- 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
- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'

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 situated giving convenient access to Sunningdale village with its array of restaurants and local 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



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £595,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



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.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments



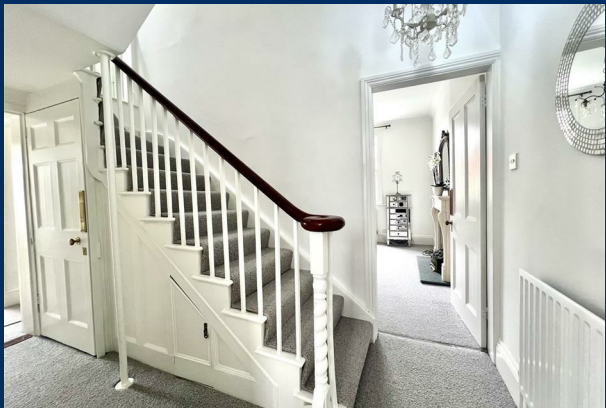
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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





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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