



CHATTERTON | REES



High Chimneys Westwood Road, Windlesham, GU20 6LT  
Guide price £3,150,000





# High Chimneys Westwood Road

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Windlesham, GU20 6LT

- Unique Grade II Listed Property
- Approximately 3.5 Acres
- Overlooking Sunningdale Golf Course
- Located on the borders of Windlesham and Sunningdale
- Potential Redevelopment Opportunity
- Currently Housing 7 Apartments
- Private position off Westwood Road
- Chain Free

High Chimneys is a Grade II Listed house set in an elevated position overlooking Sunningdale Golf Course. Currently arranged as 7 apartments, planning permission had been granted to bring the property back to one main residence and to partially rebuild at over 10,000 sq ft. This planning permission has now expired.

The property is situated off Westwood Road - one of the most prestigious roads in Windlesham, within close proximity are the historic towns of Ascot and Windsor. Surrounded by stunning parkland and woodland, the area is home to the world-renowned Sunningdale Golf Club and the exclusive Wentworth Club, which hosts the annual PGA golf tournament.

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.

The Windsor Great Park, The Savill Garden and Chobham common are popular venues for great country walks, cycling and horse riding. A licence to ride in Windsor Great Park can be acquired.





## Directions

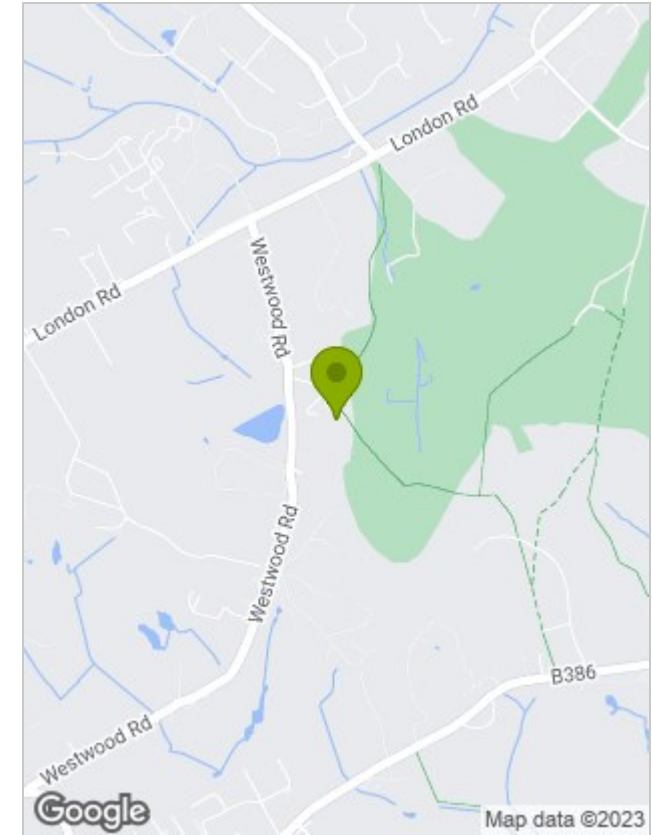




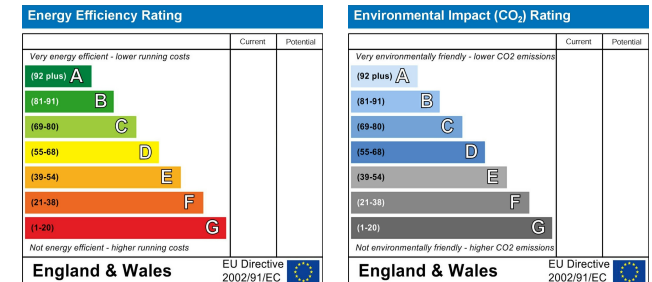
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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