



CHATTERTON | REES



Woodlands Sunning Avenue, Ascot, SL5 9PW  
Guide price £2,450,000









# Woodlands Sunning Avenue

Ascot, SL5 9PW

- Five Bedrooms
- Four Reception Rooms
- South Facing garden
- Gated
- Four Bathrooms
- Indoor Pool
- Potential to Extend
- Separate Utility

Located on one of the premier roads in Sunningdale, a gated five bedroom, four bathroom detached family home, with a large south facing garden and heated indoor pool located on the prestigious Sunning Avenue.

Woodlands is situated on Sunning Avenue with access to both Sunningdale and Sunninghill High streets. Nearby schools include Charters, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's.

Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Ascot and Sunningdale has trains to London Waterloo and Reading. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

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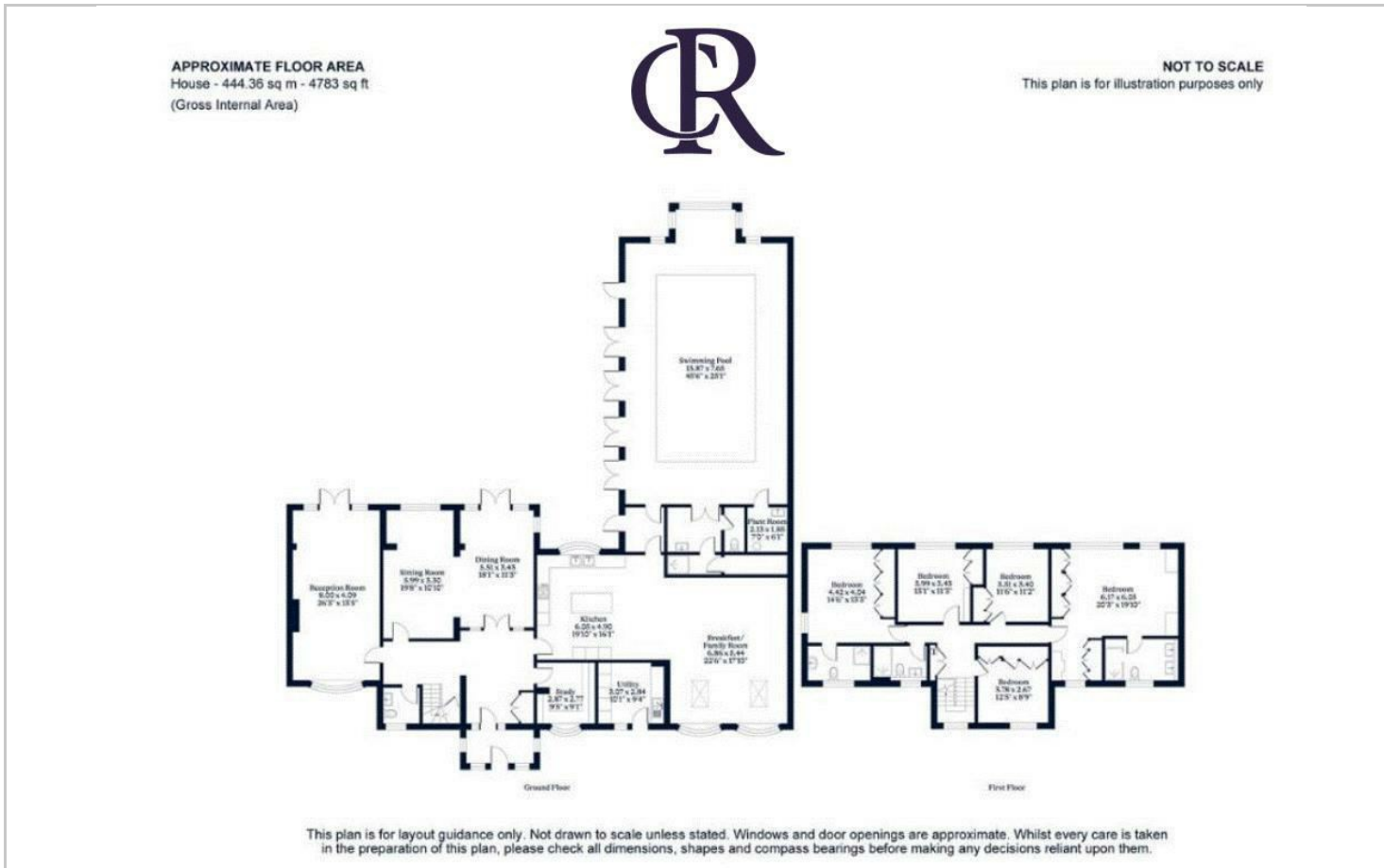
## Directions



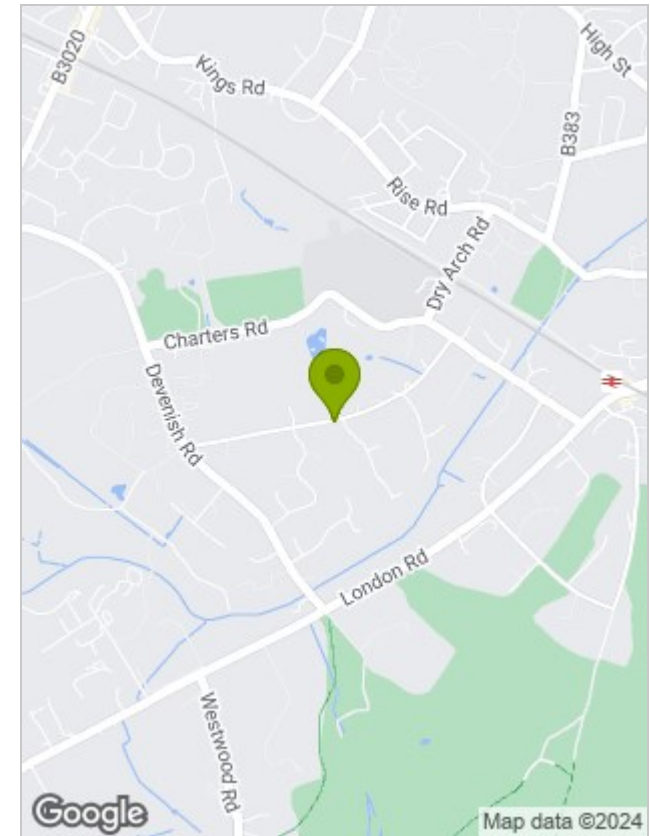




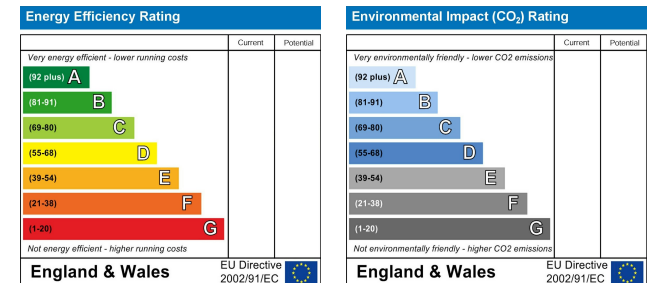
## Floor Plans



## 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.