



CHATTERTON | REES



Claridge House Ballencrieff Road, Sunningdale, SL5 9RA  
£3,250,000

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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



END ELEVATION

# Claridge House Ballencrieff Road

Sunningdale, SL5 9RA

£3,250,000

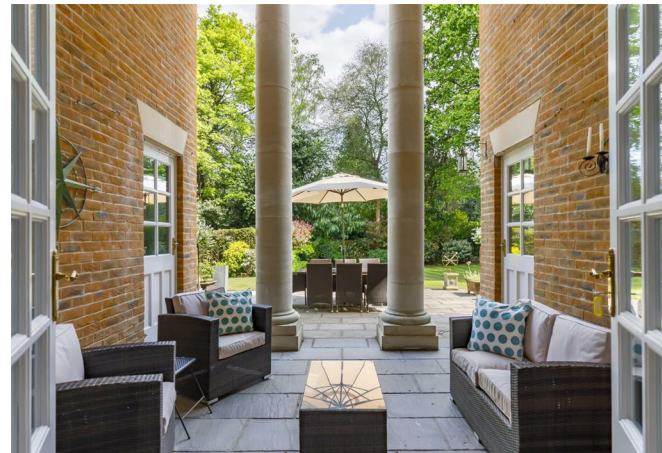
- Detached
- Private Road
- Five Bathrooms
- Double Garage with planning to connect to the house and add annexe
- Gated
- Five Bedrooms
- Five Reception Rooms
- Charters School Catchment

Claridge House is a detached family home on one of Sunningdale's most sought-after private roads. The property is arranged over three floors with close to 5,000 sq ft of internal space. There is planning permission granted to link the garage to the main house, create an annexe above, and add a rear infill extension, increasing the overall size by more than 1,000 sq ft as well as adding a pool to the garden.

The house has five bedrooms and five bathrooms, four of which are en suite. The top floor includes a recently fitted cinema and games room.

On the ground floor there is a spacious entrance hall with gallery landing, a large reception room leading to a study, a dining room, kitchen with pantry, and a utility room.

Claridge House is within easy reach of Sunningdale station, Waitrose, local shops and cafés. The area is well served by a range of primary and secondary schools, both state and private.







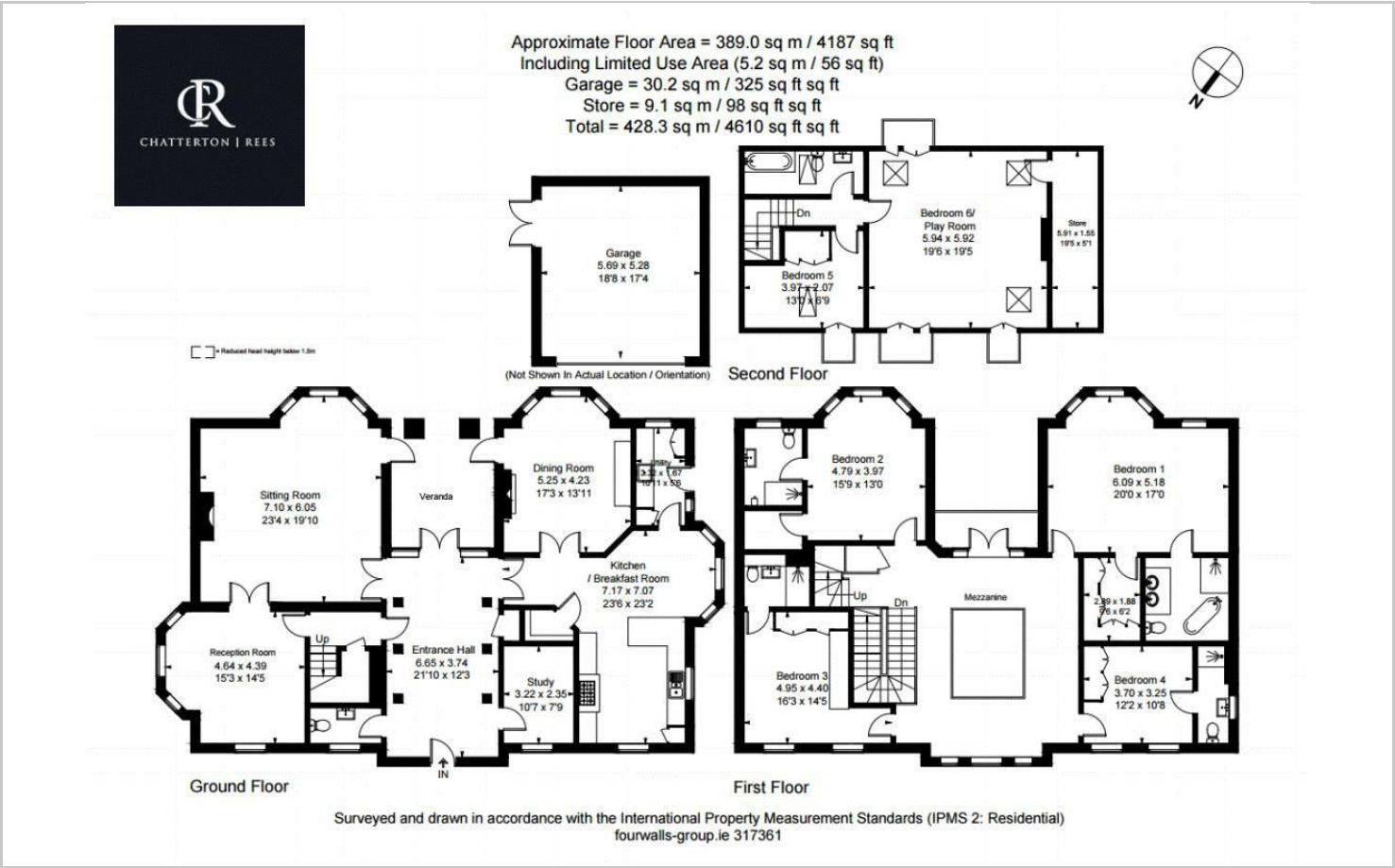
**Directions**



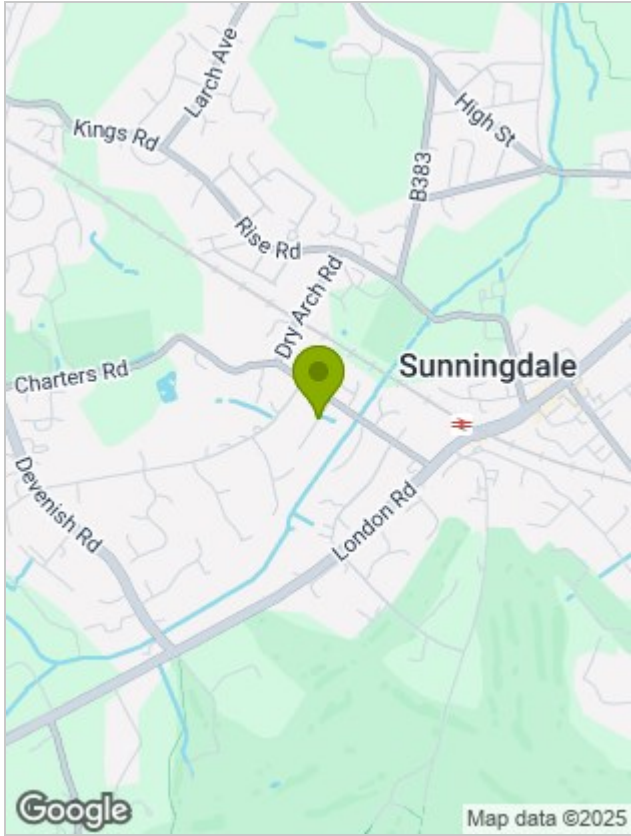




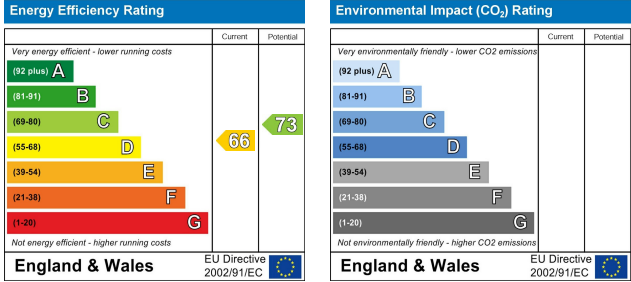
Floor Plans



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.