



OAKROYD

SUNNINGDALE • BERKSHIRE



OAKROYD

RICHMONDWOOD • SUNNINGDALE • BERKSHIRE

*Ascot :3 miles ♦ M3 (J3): 4 miles ♦ Windsor: 8 miles ♦ M4 (J6): 9 miles
Heathrow Terminal 5: 10 miles ♦ Central London: 25 miles
(Distances approximate)*

BACKING ONTO SUNNINGDALE GOLF CLUB

Accommodation and amenities

Entrance hall ♦ Sitting/dining room ♦ Study ♦ TV den
Kitchen/breakfast/family room ♦ Utility room ♦ Cloakroom
Plant room.

Master bedroom suite of bedroom, dressing room and en suite
bathroom ♦ Guest bedroom suite ♦ Further en suite bedroom
2 further bedrooms with adjoining bathroom.

Bedroom 6 ♦ En suite shower room ♦ Cloakroom ♦ Play room and
plant room on second floor.

Double garaging.

Acreage is 0.18 hectare (0.44 acre).



+44 (0)1344 624 732
59 High Street
Ascot SL5 7HP

Viewing by appointment only.
These particulars are intended only as a
guide and must not be relied upon as
statements of fact. Your attention is drawn to
the Important Notice on the last page of the
text.

SITUATION

Oakroyd is situated adjoining Sunningdale golf club just outside the delightful village of Sunningdale with a comprehensive range of shops and amenities and main line station (London Waterloo approx. 50 minutes) only a short walk away. More extensive shopping and recreational facilities available in Windsor and Camberley. There is an excellent range of sporting facilities in the area including racing at Ascot and Windsor, polo at the Guards Polo Club at Smiths Lawn, Windsor Great and at the Royal County of Berkshire Polo Club. Golfing at a number of courses including the renowned Sunningdale, Wentworth, Swinley Forest and The Berkshire. There is boating and sailing on stretches of the nearby river Thames and delightful walks and rides in Windsor Great Park.

Education facilities in the area are excellent for children of all age groups. Schools include Eton College, St Mary's School, Coworth Park, Heathfield, St Georges, Papplewick, ACS and TASIS in Egham.

Communications are excellent with the A30 (providing direct access to Central London and the motorway network). The M3 junction 3 is about 4 miles to the south and the M25 (junction 11 and 13) about 7.5 miles to the east providing fast access to London, Heathrow airport and Gatwick airport to the south east.





OAKROYD

Oakroyd was built by the renowned Octagon Developments and is built in an attractive French chateau style. Oakroyd is situated in Richmondwood which is a very quiet and convenient cul de sac backing onto Sunningdale golf club, close to Chobham Common and within walking distance to the centre of Sunningdale and mainline railway station. Oakroyd enjoys an attractive south facing plot with a very private garden and a gate leading out onto Sunningdale golf club. The rooms are spacious with good ceiling heights and a striking staircase and a long feature window allowing light to flood into the property.













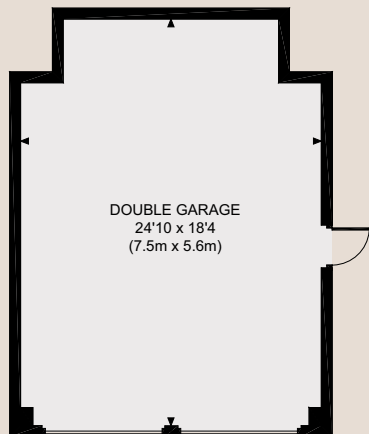


Energy Efficiency Rating

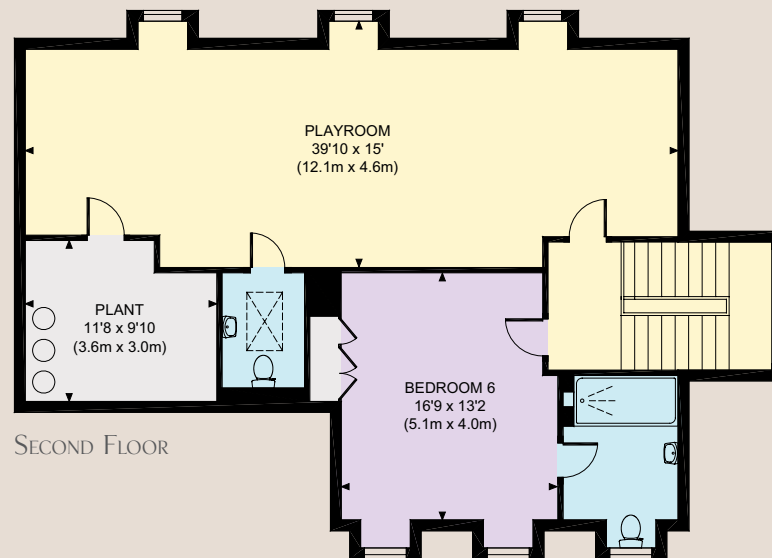
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	85



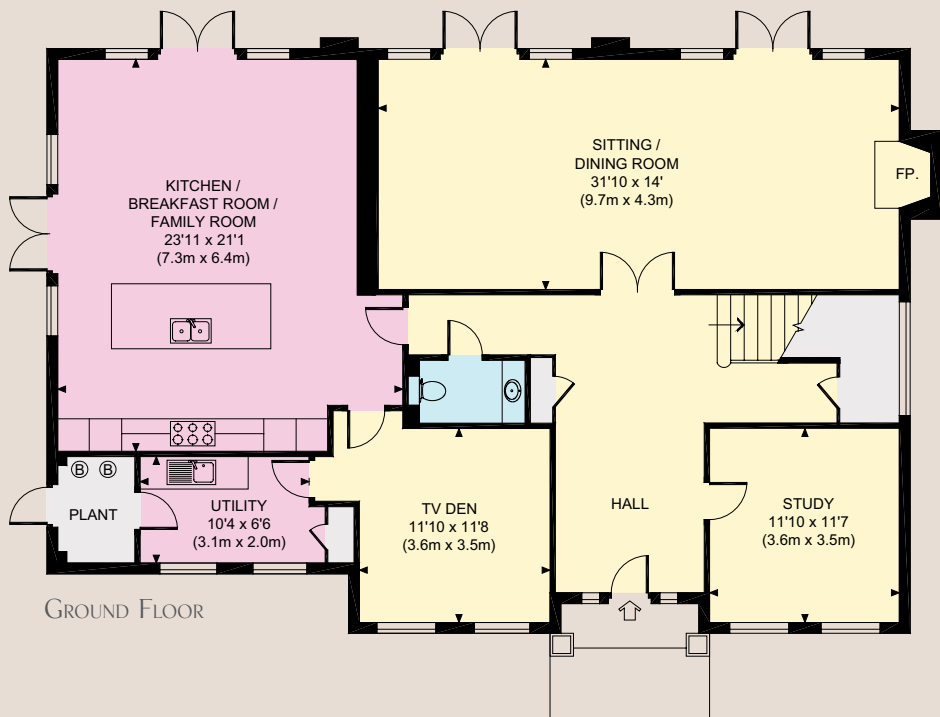
- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Vaults/Storage



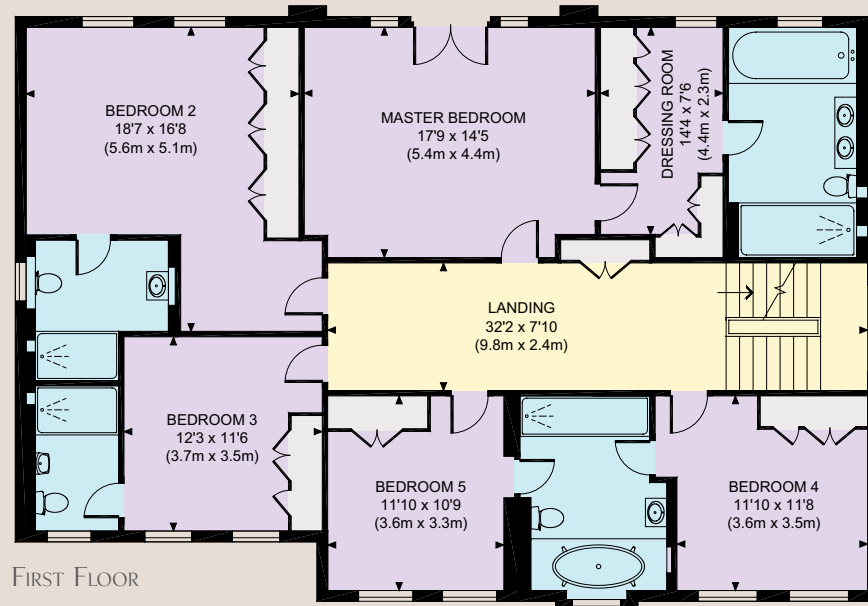
GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

GARDENS AND GROUNDS

Oakroyd is approached through electronically operated metal gates into a paved driveway leading to the garaging. The gardens are mainly laid to lawn over 2 levels separated by an attractive flower border and the whole is framed by mature Oak trees. The gardens and grounds extend in all to about 0.18 hectare (0.44 acre).



DIRECTIONS

From Knight Frank's offices in Ascot, turn left and at the first roundabout, proceed straight over. At the next roundabout, proceed straight over and then take the next turning right into Silwood Road. Follow this road to its end and turn left into Broomhall Lane and follow to the A30. Turn left and then take the first turning right into Chobham Road towards Woking. Having gone over the railway bridge, take the first turning right into Richmondwood where Oakroyd will be seen towards the end of the road on the left hand side.

LOCAL AUTHORITY

Royal Borough of Windsor and Maidenhead.

+44 (0) 1628 798 888

SERVICES

The owners have informed us that there is mains water, electricity, drainage, heating and gas.

VIEWINGS

Viewing is strictly by appointment through the vendor's sole agent.

FIXTURES AND FITTINGS

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars are excluded from the sale, but certain items may be available by separate negotiation.

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

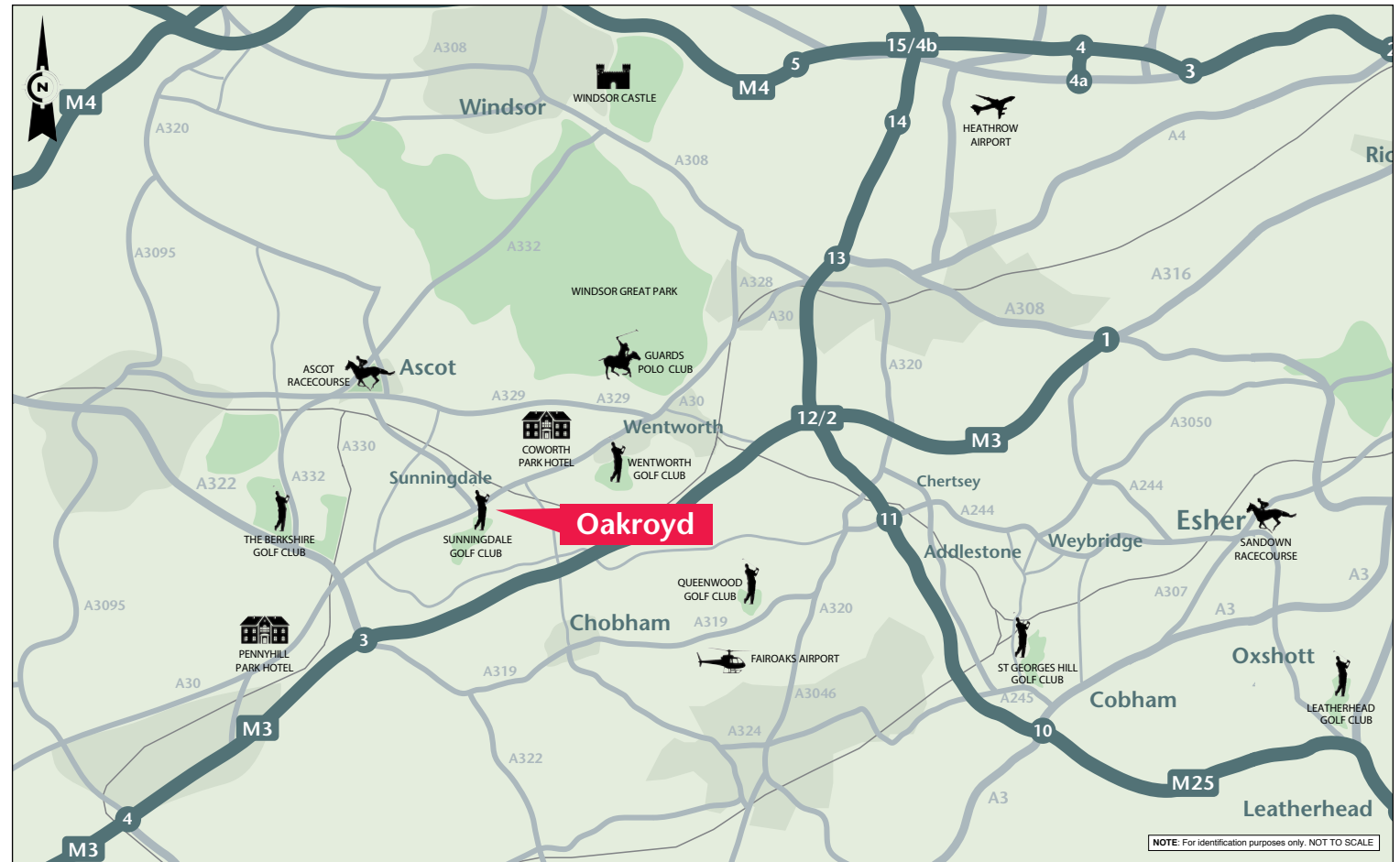
2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

Photographs, plans and particulars dated: June 2015.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.



**Knight
Frank**

+44 (0)1344 624 732
59 High Street
Ascot
SL5 7HP

© Designed & produced by Captiv8 Design T:
01603 766626



 OnTheMarket.com