



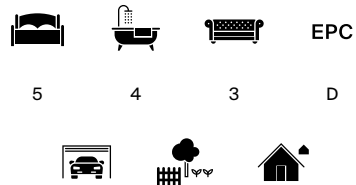
FAIRFIELD

Sunninghill, Berkshire



A PRETTY GRADE II LISTED CHARACTERFUL FAMILY HOME

With an abundance of period features set in
idyllic south-facing gardens of about 1.5 acres.



Local Authority: Royal Borough of Windsor and Maidenhead

Council Tax band: H

Tenure: Freehold

Guide price: £2,250,000

DESCRIPTION

Fairfield is a characterful Grade II listed family home with period features: magnificent fireplaces, ornate ceiling mouldings and an elegant sweeping staircase.

The dramatic entrance hallway sets the scene of this wonderful home, and the versatile layout of the main house lends itself to entertaining and family living with three reception rooms and a charming kitchen breakfast room with AGA.

There are three first floor bedroom suites with views across the gardens, two further bedrooms on the ground floor with a family bathroom whilst the annexe offers a practical addition suited to a guest suite, staff accommodation or indulgent office with its own courtyard and is perfect for a variety of family needs.



This beautiful thatched house is thought to date from the early 19th century and is said to have been built by John Nash with later 20th century additions. Set in about 1.5 acres, the idyllic south facing gardens surrounding the house include a comfortable terrace area for outdoor dining, lawned gardens, mature trees and shrubs and a heated pool with pool house.

LOCATION

Fairfield sits on the edge of the village of Sunninghill offering great access to the local shops and community. Other major towns offering a greater choice of retail and leisure facilities include the historic towns of Windsor approximately 6.7 miles, Guildford approximately 14.5 miles and Reading approximately 16.2 miles.

Rail services providing services to London (Waterloo) are available from both Sunningdale approximately 1.6 miles and Ascot 1.7 miles.



By road, Sunninghill is convenient for the M3 (junction 3) approximately 17.6 miles, M25 (junction 13) approximately 10.8 miles and Heathrow Airport approximately 9.7 miles. All distances are approximate.

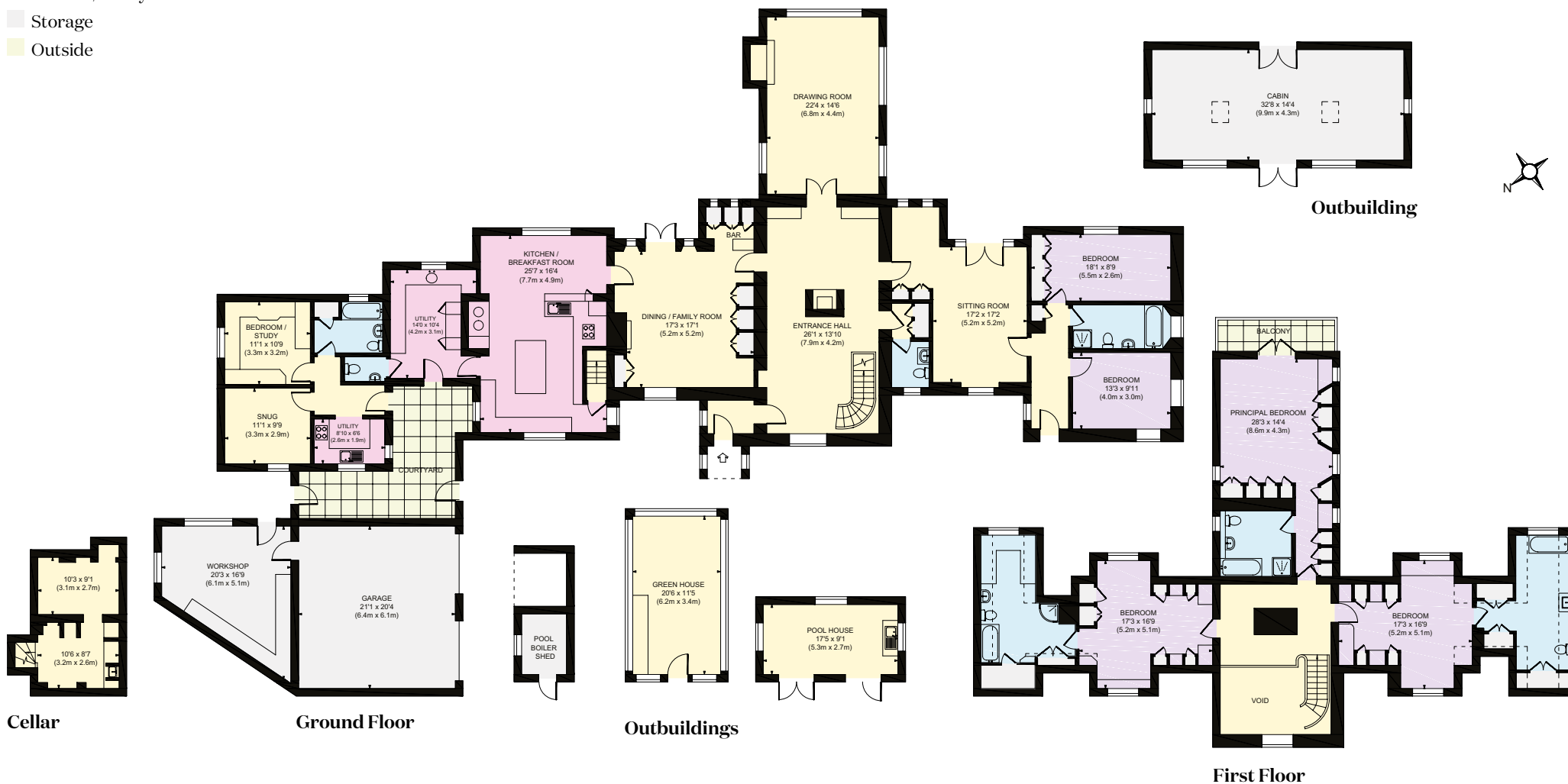
There are a number of renowned schools in the area including Hall Grove, Charters, Lambrook, The Marist, St George's and St Mary's schools. There are two international options: TASIS and ACS Egham and access to Eton and Wellington Colleges.

Superb leisure and sporting facilities are available locally such as the golf courses of Sunningdale, Wentworth and The Berkshire. Virginia Water Lake and Windsor Great Park provide walking and cycling opportunities. Health clubs in the area include Coworth Park, Pennyhill Park Health Club & Spa, Wentworth Club and the MacDonald Berystede.

Highlights of the local calendar include Royal Ascot, the annual PGA Championship at Wentworth Gold Club and the Cartier International Polo at Smith's Lawn.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
 Main House 4868 sq. ft / 452.28 sq. m
 Garage 427 sq. ft / 39.74 sq. m
 Outbuildings 1153 sq. ft / 107.13 sq. m
 Total 6448 sq. ft / 599.15 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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