

BARTON · WYATT

HIGH OAKS, FISHERS WOOD, SUNNINGDALE





HIGH OAKS

FISHERS WOOD • SUNNINGDALE

High Oaks enjoys a secluded position backing onto Sunningdale Golf Course in one of the area's most exclusive roads.

Elegant reception hall • Drawing room • Dining room • Study • Kitchen/breakfast/family room
Utility room • Indoor Wellness Centre incorporating gym, sauna and shower room

Principal bedroom suite with dressing room, en suite bathroom and balcony
Four further bedroom suites with dressing rooms and en suite bathrooms

Annexe providing one bedroom guest/staff accommodation

Beautifully landscaped south west facing garden • Triple Garage

In all about 1 acre



SITUATION

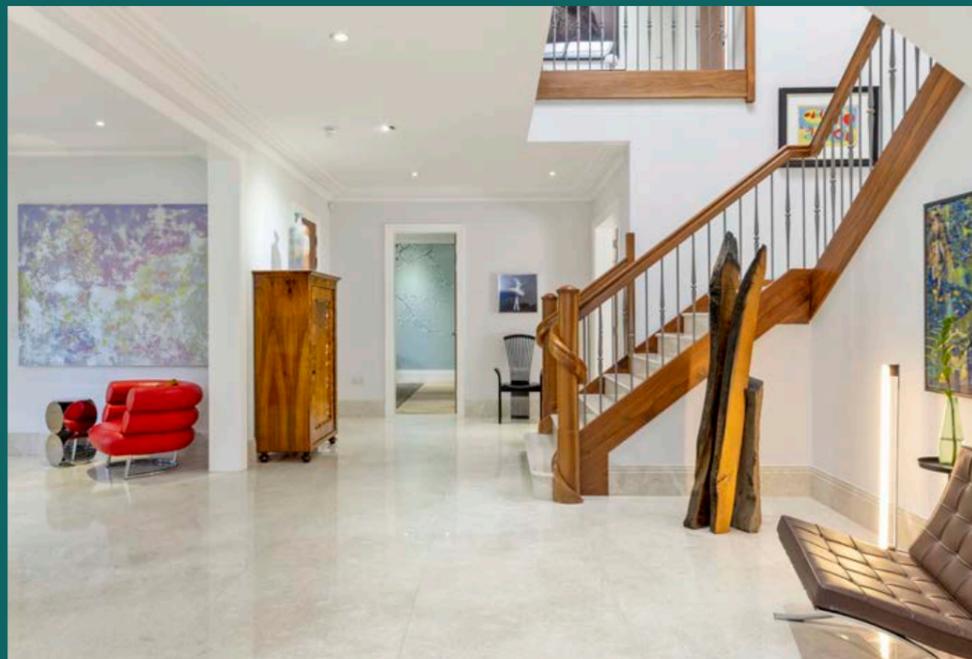
Adjoining Sunningdale Golf Course in a delightful secluded location yet just half a mile from Sunningdale village centre. The property is situated in one of Sunningdale's most exclusive roads with access to Sunningdale village with its excellent shops, restaurants, mainline railway station and Waitrose supermarket.

Travel services and connections are excellent, especially for those looking for access to London, with Sunningdale Station being less than 1 mile away and providing services to London (Waterloo).

By road, Central London is about 25 miles away and is easily reached via the M4, M25 and the M3. Heathrow Airport is about 11 miles away and accessible without driving on motorways.

Other than the world renowned Sunningdale and Wentworth Clubs, country clubs abound in the area such as Foxhills, Queenwood and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park beyond for riding.

Schooling in the area is exceptional with renowned schools nearby such as Eton College, Lambrook, St George's and St Mary's Ascot as well as Wellington College. The house is well located for international schools such as TASIS in Thorpe and ACS International in Egham.



DESCRIPTION

This stunning family home has been thoughtfully improved by the present owners to an exceptional standard to offer stylish living accommodation with oak herringbone floor throughout and air conditioning to all of the principal bedrooms.

The impressive formal reception rooms include the drawing room with a stone surround fireplace and French doors leading onto the full width terrace and enjoying views over the beautiful landscaped gardens. There is a generous dining room and an office with exquisite joinery.

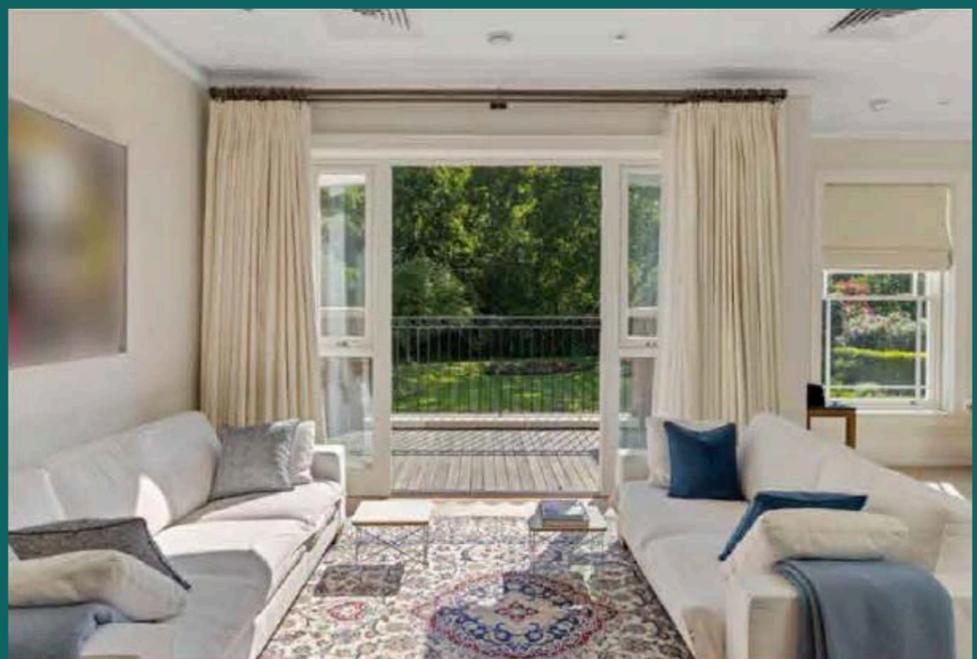
The recently installed Poggenpohl kitchen/breakfast room is a particular highlight, fully equipped with two impressive islands each incorporating cooking stations; one with a Bora induction hob the other featuring a teppanyaki station, additionally there is a wall of Sub Zero refrigeration and wine coolers.

There is a gym fitted with a KLAFS sauna with doors leading onto the terrace, this room could also be a wonderful family room off the kitchen.

There is a comprehensive domestic area with a shower room, utility room and door leading into the triple garage. There are stairs leading from the hallway to the first floor one bedroom annexe which is fitted to the same exacting standard as the main house meaning this could be used for both guest or staff accommodation.

The luxurious principal bedroom suite with lounge area and balcony, dressing room and en suite bathroom is located to the rear of the first floor and there are four further bedroom suites each with dressing rooms and en suite bathrooms.



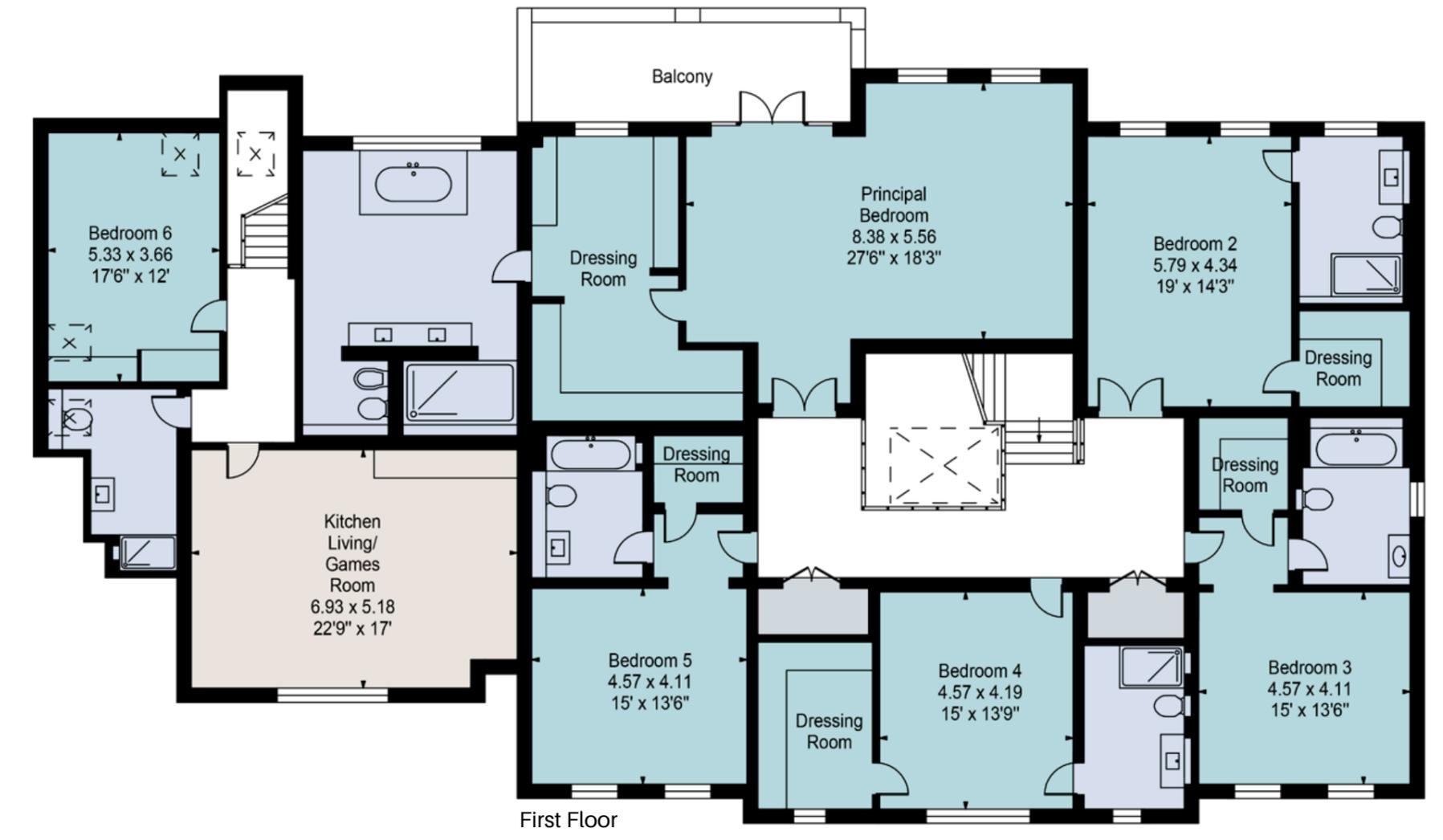


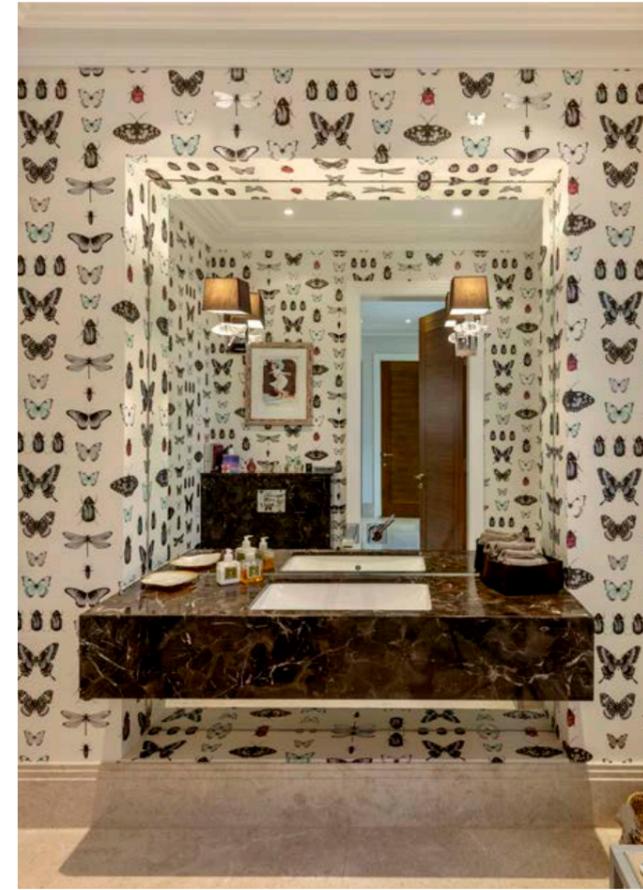
HIGH OAKS

Approximate Gross Internal Area
799 sq.m (8604 sq.ft)



Not to scale. For identification purposes only





SPECIFICATION

Internal Finishes

- Impressive marble entrance hall and elegant staircase, with marble basin in the guest cloakroom
- Walnut doors with ebony inlay throughout
- Limestone fireplace in the Drawing room with high efficiency balanced blue Bellfire gas fire
- 3m ceiling heights on Ground floor and 2.95m on First floor
- Oak herringbone floor throughout including all bedrooms, except bathrooms and utility area
- Neville Johnson bespoke cabinetry in the Drawing room and Study
- KLAFS sauna in the gym room
- Shower in bathroom next to the gym
- Daikon Airconditioning system in five bedrooms (can be used for cooling and heating)
- Safe grade 6 installed in cloakroom

Kitchen and Utility Room

- Miele steam combination oven, Dialog oven, warming drawers and two dishwashers,
- Insinkerator and a Quooker hot and cold water tap
- BORA induction hob and teppanyaki with built in extractors, SUBZERO fridges and large wine coolers
- There is also a Miele washing machine and tumble dryer in the utility room

Bedrooms

- The master bedroom suite comprises a bedroom and lounge area with a private balcony overlooking the rear garden, a large separate dressing room with mirrored wardrobes and a beautiful bathroom with feature bath with a built in wall TV opposite and wet room shower
- Bedroom 2 overlooks the rear garden and has a fully-fitted walk-in wardrobe. The en-suite bathroom has a wet-room shower
- Bedroom 3 has a fully fitted walk-in wardrobe and feature bath with marble panels
- Bedroom 4 has a dressing room with marble en-suite with wet-room shower
- Bedroom 5 has a fully fitted walk-in wardrobe and feature bath with marble panels
- Bedroom 6 is accessed by a separate walnut staircase and has fitted wardrobes. Bedroom 6 is classed as the Annexe

Mood Lighting and Audio System

- Control 4 programmable home entertainment system including mood lighting and Sonos audio in the Drawing room, Dining room, Kitchen/Breakfast room/Day room, Study, Principal Bathroom suite and Gardens
- The Gym, Principal Bedroom, Hall and Landings also have mood lighting controls.
- Feature lighting throughout the gardens, surrounding the terrace and lining the driveway.
- The house is fully wired for HD TV distribution for on wall flat screen TV's to all rooms

- TV, FM, DAB antennas and a satellite dish aligned for Sky are connected to a digital multi-switch system. This allows multiple Sky receivers to be connected if wanted. TV points throughout the house are capable of receiving TV, FM, DAB and Sky+ HS signals. BT infinity superfast broadband is also installed
- In the Drawing room there is a projector in the ceiling with 4 surround sound speakers installed

Entry system and security

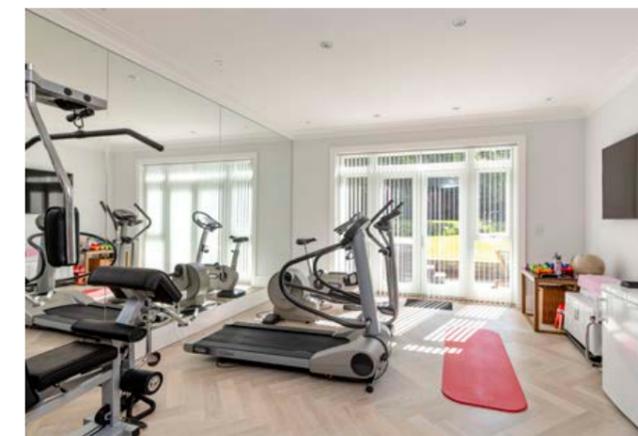
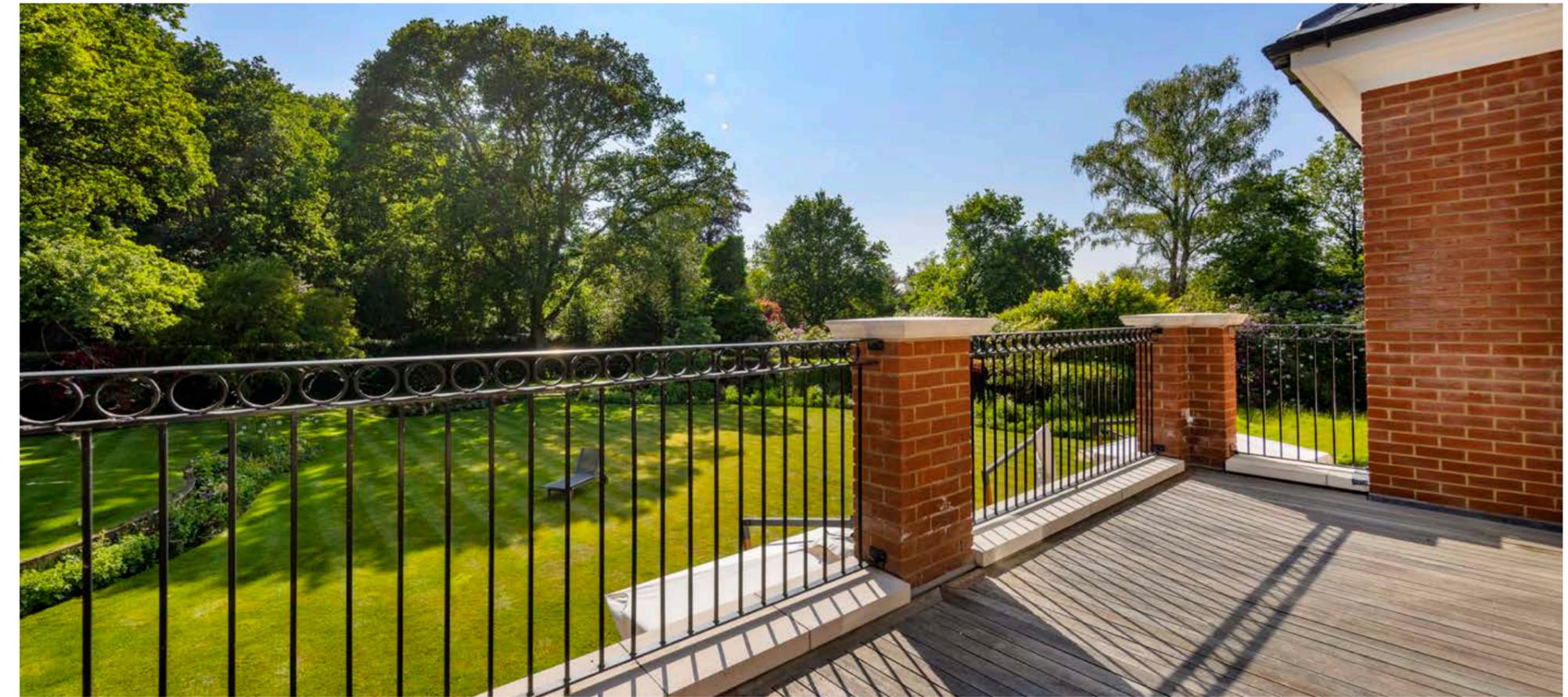
- A BPT gate entry system is installed to control access to the property via the electronically operated gates. It also allows visitors calling from the gate to be viewed on any of the video monitor panels inside the house
- The entrance gate and garage doors are opened by a remote control key fob handset
- The block paved drive has tyre-track heating

Heating and Lighting

- The house has under floor heating. The majority of the lighting uses LED bulbs

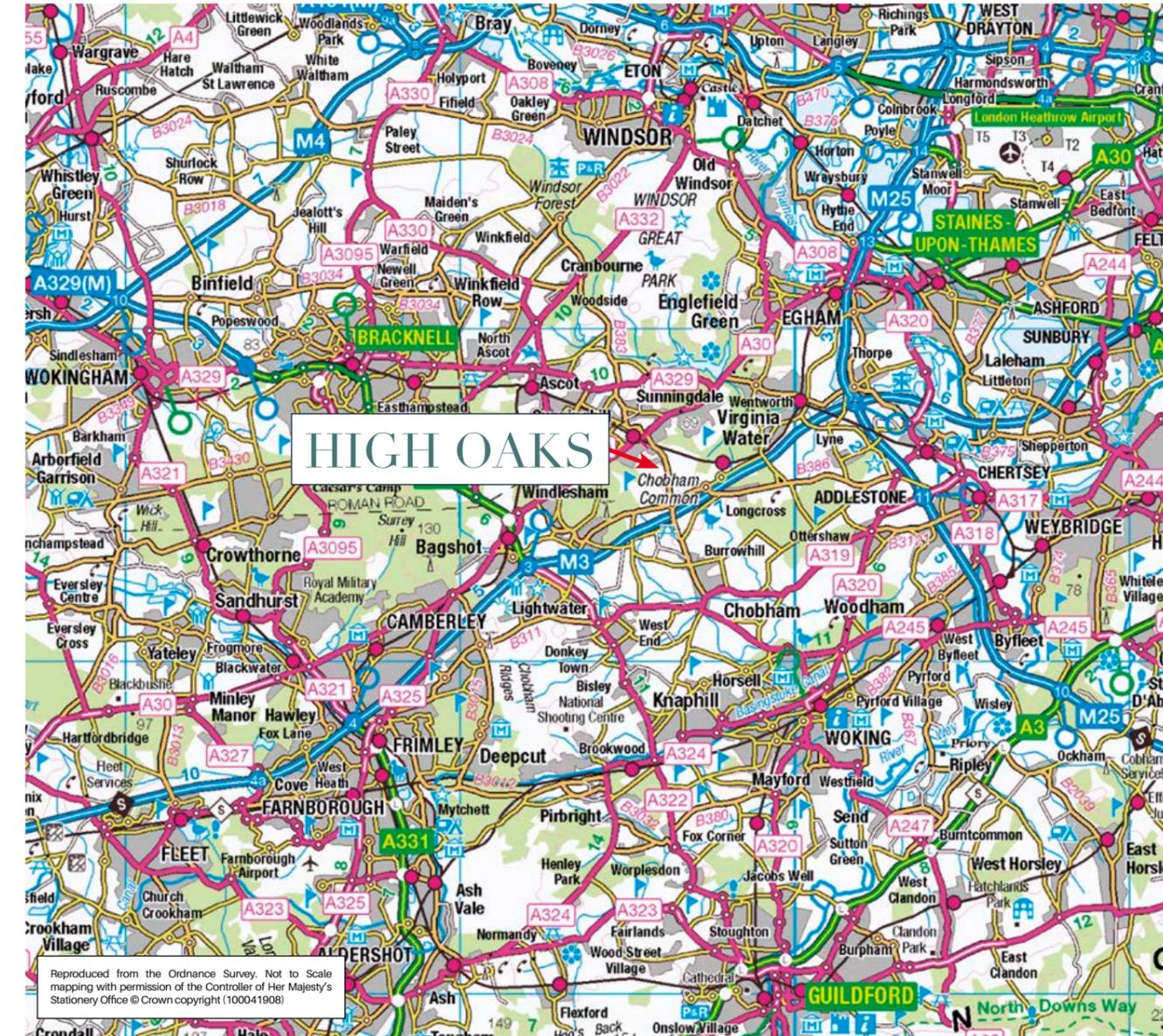
Alarm System

- The property has a fully installed NACOSS approved interior alarm system linked to internal/external audible devices. A separate telephone outlet may be connected to a central monitoring system
- There is also a security video system installed outside to monitor the property



The beautiful and secluded gated grounds of almost an acre sit adjacent and with access to woodland leading onto Sunningdale Golf Course. There is a full width terrace ideal for entertaining and leisure and an established lawned garden with shrubs and mature trees.

The property sits elevated from the road with a gated entrance and a triple garage.



PROPERTY INFORMATION

- Tenure:** Freehold.
- Services:** The property has mains gas, electricity, water and drainage.
- Fixtures and Fittings:** All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.
- Local Authority:** Royal Borough of Windsor and Maidenhead.
- Energy Performance:** A copy of the full Energy Performance Certificate is available upon request.
- Postcode:** SL5 0JF

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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