



# The Penthouse

5 Woburn House, Whinshill Court, Sunningdale, SL5 9RU.

BARTON · WYATT



# The Penthouse,

5 Woburn House, Whinshill Court,  
Sunningdale, SL5 9RU.

**A spectacular penthouse apartment located in Sunningdale's finest location overlooking the golf course.**

- ◆ Secure gated development
- ◆ Prestigious location
- ◆ Delightful views over golf course
- ◆ Lift with private access to penthouse
- ◆ Recently refitted
- ◆ Three bedrooms, three bathrooms
- ◆ Grand reception rooms
- ◆ Good sized south-west facing terrace with awning
- ◆ Oversized single garage and allocated parking
- ◆ Delightful communal gardens

## Situation

Situated in a gated development within a stone's throw, and enjoying views of the Golf Course. It is conveniently situated for local amenities and is only a short distance from Sunningdale village centre with its shops catering for day-to-day needs, a Waitrose store, restaurants and a train station. The towns of Windsor, Camberley, Guildford and Reading offer more extensive shopping and leisure facilities and are within easy reach.

The property is well placed for commuting with rail links available to London from Sunningdale and Ascot stations. The M3 (J13) and the M25 (J13) provide good road links to London, the West Country, Heathrow and Gatwick Airports.

There are numerous leisure facilities in the area including golf at Sunningdale, Wentworth, Swinley Forest and The Berkshire, racing at Ascot and Windsor, in addition to polo at Smiths Lawn, Windsor Great Park and the Royal County of Berkshire Polo Club. Excellent spa facilities may be enjoyed at Pennyhill Park, Coworth Park, Wentworth, Foxhills and The Berrystede. Virginia Water Lake, Savill Garden, Windsor Great Park, Windsor Castle and Legoland, all provide good days out for all the family.

The area boasts numerous excellent schools including Wellington College, St. Mary's, St. George's, Papplewick, The Marist Schools, Woodcote House, Hall Grove and Coworth Flexlands. For international schooling, TASIS (The American School) and ACS (American Community School) are within easy reach.

## Service Charges

There is an annual service charge.

## Services

The property has mains gas, electricity, water and mains drainage.

## Local Authority

Royal Borough of Windsor & Maidenhead +44 (0) 1628 683800

## Energy Rating

C72

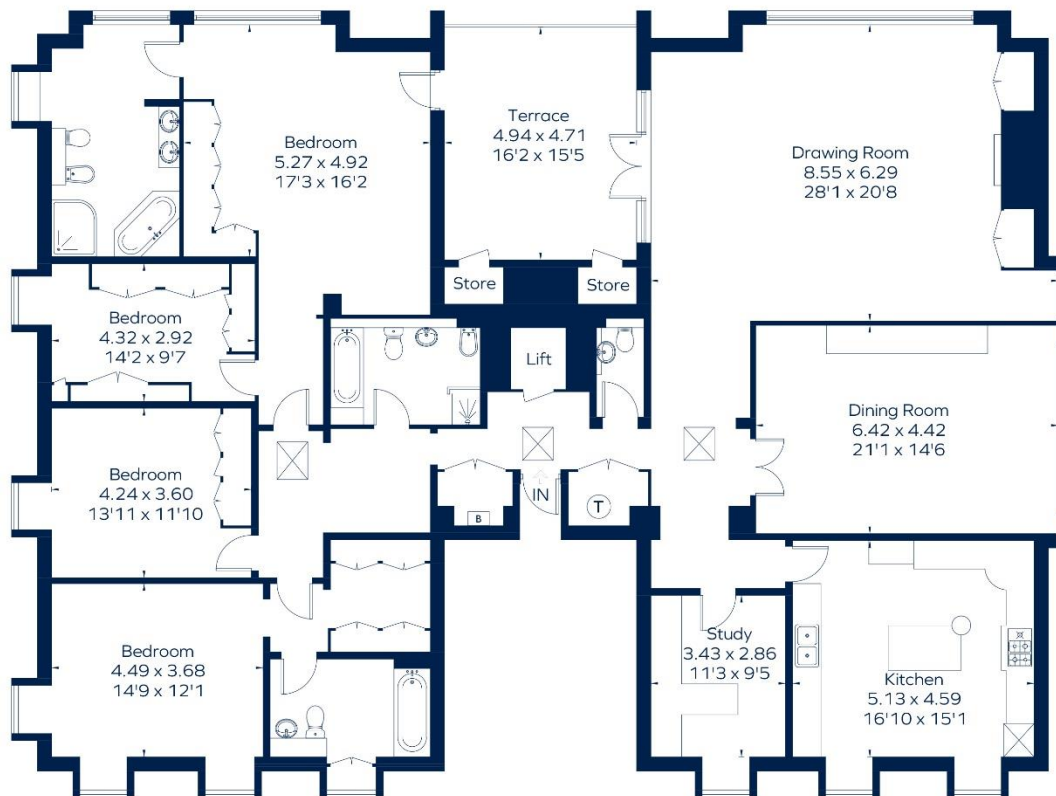




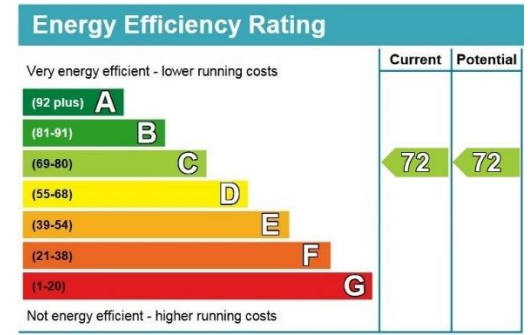




Approximate Area = 278 sq m / 2992 sq ft (Including Lift / Excluding Store)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
founwalls-group.com 272913



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