



Frenchwood House,
Broomfield Park, SL5 0JT



A charming Sunningdale five-bedroom home located in one of the area's most sought-after private roads.

**Frenchwood House,
Broomfield Park, Ascot
SL5 0JT**

- ♦ Modern kitchen with open plan family and breakfast rooms
- ♦ Five-bedroom property with modern layout
- ♦ Principal bedroom with en-suite bathroom & sauna
- ♦ Lovely private road close to the shops and station
 - ♦ Three reception rooms plus study
 - ♦ Double garage and driveway parking
 - ♦ Superb location within Sunningdale

Situation

Located in one of Sunningdale's premier roads, the property combines the advantages of country living with the convenience of excellent transport links and easy access to London, the motorway network and Heathrow Airport. Shops catering for day-to-day needs are available in Windlesham, Sunningdale, Ascot and Virginia Water, whilst the towns of Windsor Ascot Racecourse, Wentworth Clubhouse and Guildford offer more extensive amenities.

The local area benefits from a number of exceptional restaurants and pubs. There are excellent schools in the area, including St. Mary's School, Heathfield, St. George's, Eton College, Wellington College, Lambrook Prep School, Hall Grove, Papplewick, The ACS International and TASIS. High Oaks backs onto the world-famous Sunningdale Golf Course and Wentworth is located only a short distance away. Polo is available at Ascot Park, Guards Polo Club and the Royal Berkshire Polo Club and there is horse racing at Ascot and Windsor. Excellent spa facilities are available at Pennyhill Park, Coworth Park, Wentworth and Foxhills.



Additional Information

Postcode: SL5 0JT

Tenure: Freehold

Council Tax Band: H

Local Authority: Royal Borough of Windsor & Maidenhead

Services: All mains services connected

Fixtures and Fittings: Carpets, flooring and integrated appliances are included in the sale

**Viewing: Strictly by appointment with
Barton Wyatt:**

homes@bartonwyatt.co.uk

01344 843000

Energy Performance:

A copy of the full Energy Performance Certificate is available upon request.

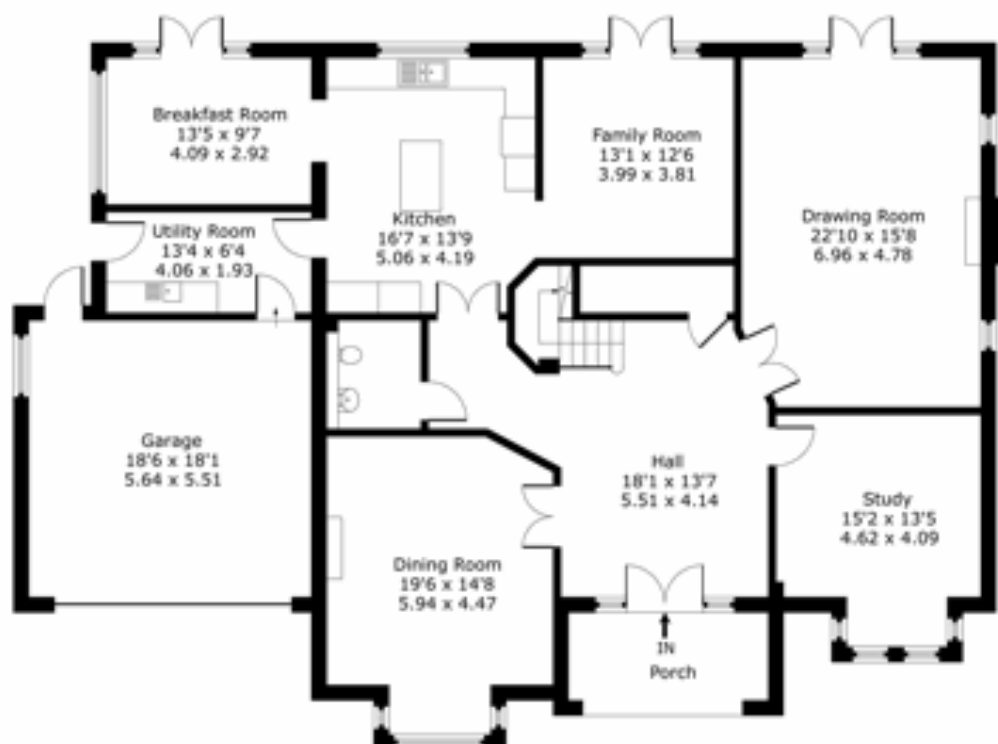


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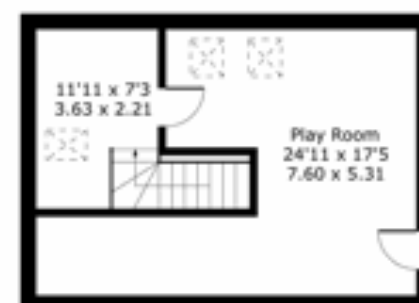
Approximate Gross Internal Floor Area :

Ground Floor	209 sq m / 2249 sq ft
First Floor	148 sq m / 1598 sq ft
Second Floor	40 sq m / 434 sq ft
Total	397 sq m / 4281 sq ft

Ground Floor



Second Floor



First Floor



Ref: FH8W012204112 Barton Wyatt

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Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.



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