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# Holmes Close, *Sunninghill*

OSBORNE HEATH

An extended and refurbished seven bedroom, five bathroom home in a cul-de-sac, with a self-contained annexe, large driveway, double garage and an expansive garden.









This large family home has just been extended and refurbished by the current owners and includes underfloor heating on the majority of the ground floor and bathrooms, built-in speakers in the kitchen, principal bedroom and two of the bathrooms, new Howdens kitchens, new Options bathrooms, cabling for EV charging, triple glazing plus the house has been re-plumbed, rewired and redecorated.

The kitchen is the main room of the house and has a family area, feature roof lantern, central island with dining table, bi-folding doors out to the garden, plus two self-cleaning ovens, an integrated coffee machine and a walk-in larder. The kitchen leads to a large utility room, shower room and a boiler room. The ground floor also has a formal living room, and a self-contained annexe with open-plan kitchen and living area, double bedroom and a shower room.

Upstairs the principal bedroom has a dressing room, en suite and bi-folding doors out to a roof terrace. There are five further bedrooms, one used as a study and one used as a gym, two bathrooms and a walk-in closet/laundry room.

To the front of the house is driveway parking for several vehicles, a double garage and side access to the rear garden. The house was previously gated and the gates could be re-instated. The rear garden has several features including a large terrace, vegetable patch and greenhouse, skatepark (which can be removed), summerhouse with power and bar, and a secret garden with separate dropped curb access from Devenish Road and planning permission for a summerhouse.

Holmes Close is a small cul-de-sac in Sunninghill village. Nearby schools include Bishopsgate, Charters, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's, St Mary's and St Michaels. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, Sunningdale Golf Club, Swinley Forest, Virginia Water Lake, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band G.





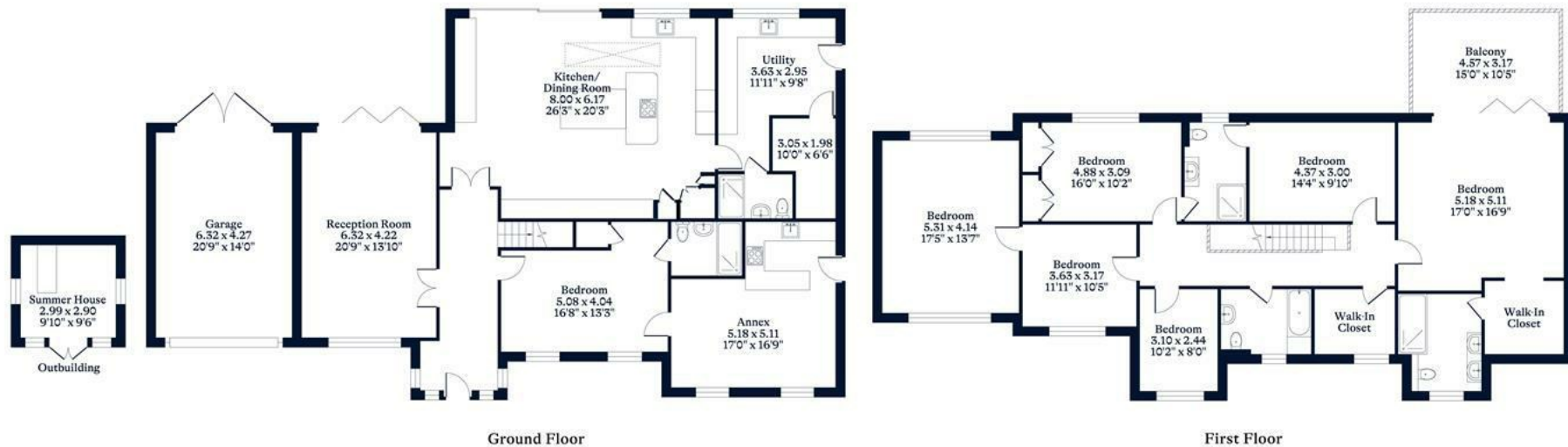
#### APPROXIMATE FLOOR AREA

House - 304.25 sq m - 3275 sq ft  
Garage - 27.50 sq m - 296 sq ft  
Outbuilding - 8.67 sq m - 93 sq ft  
Total - 340.42 sq m - 3664 sq ft  
(Gross Internal Area)



#### NOT TO SCALE

This plan is for illustration purposes only



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.

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