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# Larch Avenue, *Sunninghill*

OSBORNE HEATH

A gated five bedroom detached family home with double garage, annex accommodation, a large wrap around south west facing garden and within walking distance of the newly rejuvenated 47 acre Sunningdale Park









Upon entering this gated property, you are greeted with a vaulted foyer and dining hall. The large drawing room is an excellent entertaining space with high ceilings and an open fire. There is a room off this area currently used as a Study.

Additionally, there is a cloakroom and utility room plus an open plan living room with patio doors onto the garden, a family dining area and comprehensive kitchen with walk-in pantry.

On the first floor is the principal bedroom which has a four-piece en suite and a walk-in dressing room. Two further large bedrooms with built-in wardrobes and en suites and two double bedrooms with built-in wardrobes and a shared Jack and Jill bathroom.

Outside the property has a gated entrance, double garage and there is a linked walkway to the air-conditioned office/annex with storage above. There is also a garden room/gym and a gardeners WC. The generous south west facing garden (approx .66 acre) is screened with mature trees.

Larch Avenue is a prestige road within walking distance from Sunninghill High Street and Sunningdale Park (47 acres) is a short walk away. Local schools include Charters, Cheapside and St Francis. Private schools include Hall Grove, Heathfield, Lambrook, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist. 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, The Lexicon, Wentworth Club, Virginia Water and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC Rating: D. Council Tax Band H.





#### APPROXIMATE FLOOR AREA

House - 427.67 sq m - 4614 sq ft

Garage - 46.59 sq m - 501 sq ft

Outbuilding - 57.55 sq m - 620 sq ft

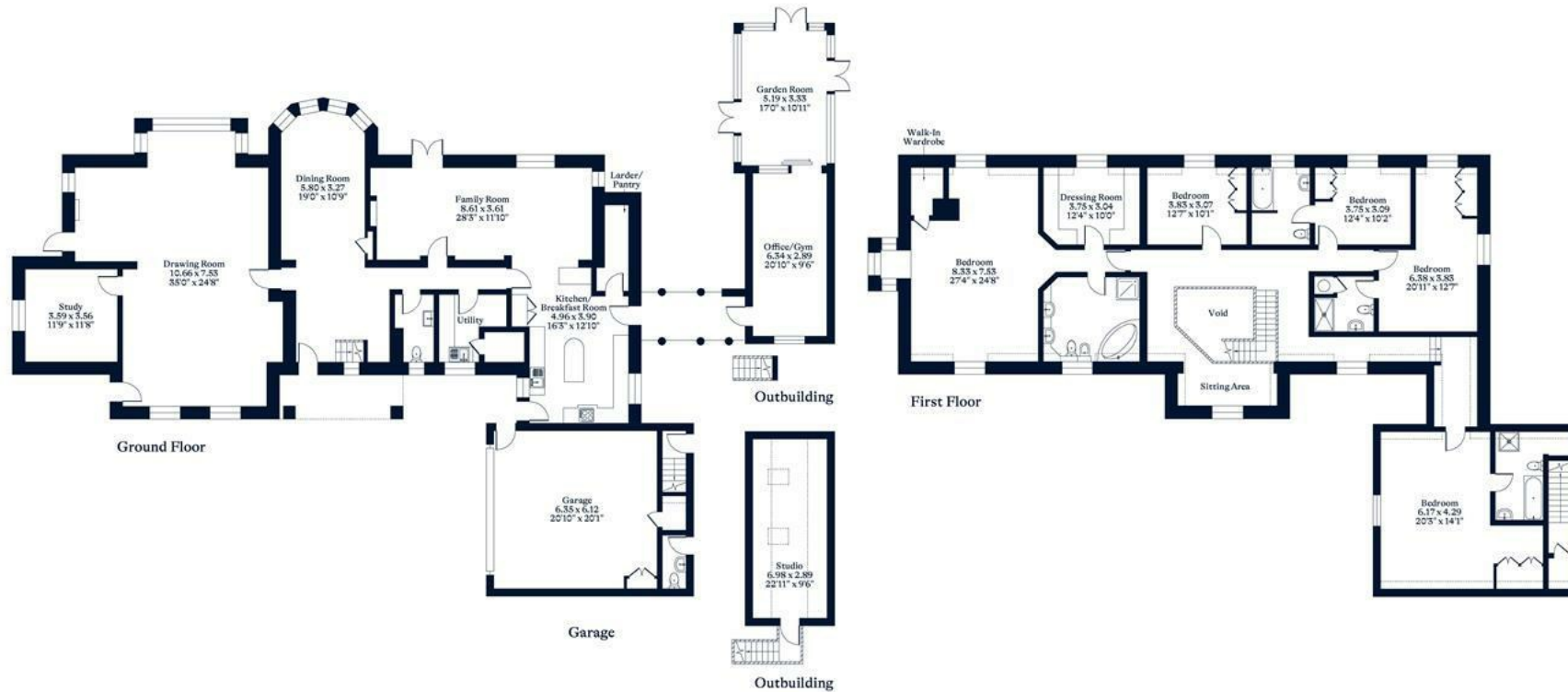
Total - 531.81 sq m - 5735 sq ft

(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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