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Brockenhurst Road, *Sunninghill*

OSBORNE HEATH

A four double bedroom, three bathroom detached family home with a south facing garden, gated driveway and a garage.

Downstairs there is a formal living room with gas fire, dining room, kitchen with central island, family room and a conservatory. There is also a utility room and a bathroom.

Upstairs revolves around a galleried landing and the principal bedroom has a Juliet balcony plus an en suite bathroom. There are three further double bedrooms, one of which is currently used as a dressing room, and a family bathroom.

Outside there is gated driveway parking, a garage and a mature wrap around garden with south facing patio.

Berystede Cottage is in a small lane off Brockenhurst Road. Nearby schools include Bishopsgate, Charters, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's, St Mary's and St Michael's. 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, 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.

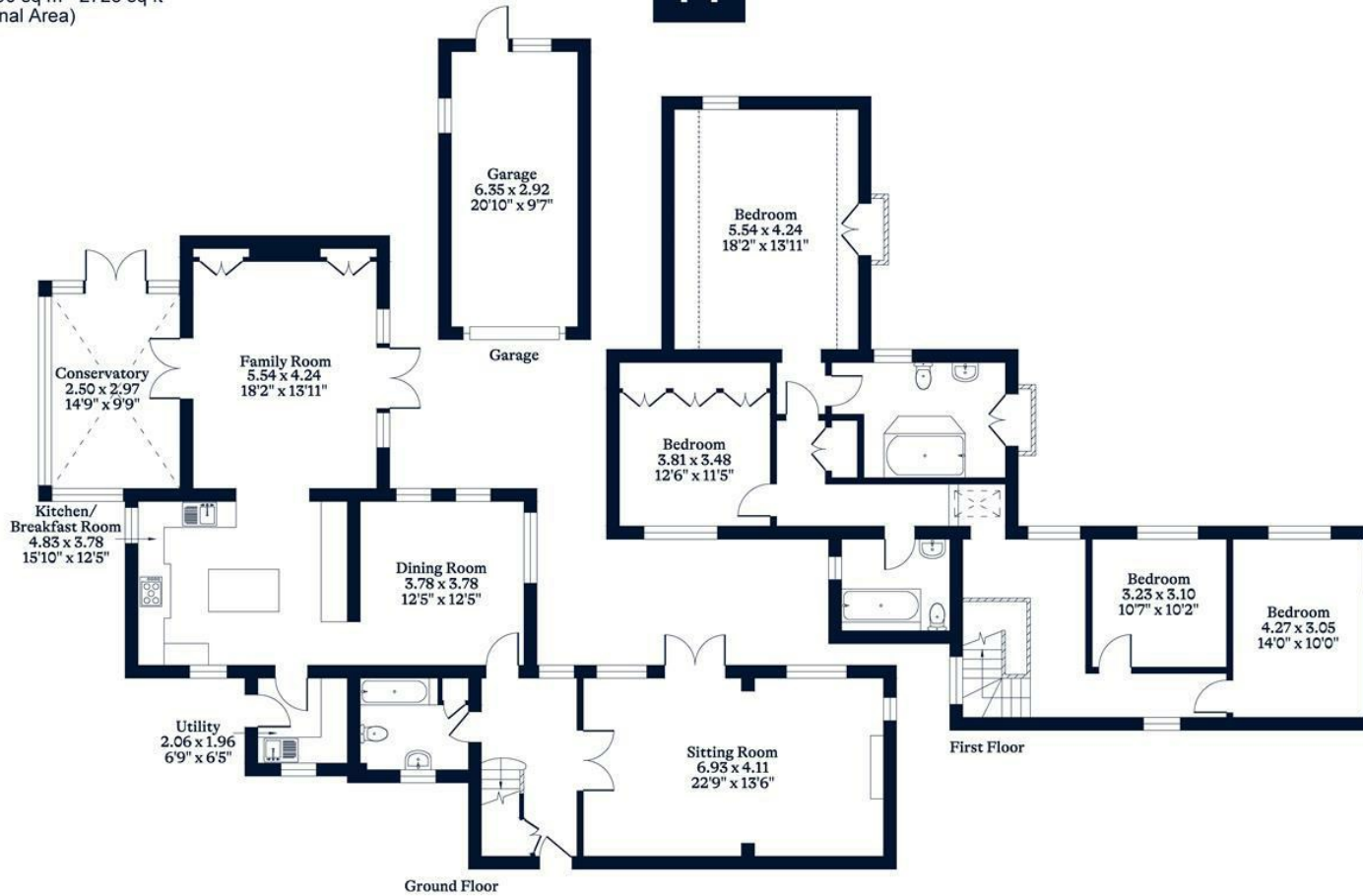




APPROXIMATE FLOOR AREA
 House - 234.36 sq m - 2523 sq ft
 Garage - 18.54 sq m - 200 sq ft
 Total - 252.90 sq m - 2723 sq ft
 (Gross Internal Area)



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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