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Heathfield Avenue, *Sunninghill*

OSBORNE HEATH

A refurbished 6,787 sq ft gated family home in a prime location, with an annexe, south facing garden and no onward chain.









Oakwood was built by Belvedere Homes in 2015 and has since been refurbished. The house includes concrete floors and underfloor heating on the ground and first floors, CAT 5 wiring, Miele appliances and air conditioning on the top floor.

Downstairs there is a formal living room with fireplace, family room, dining room, kitchen with feature curved island, and a study. The is also a large utility room, boot room and two downstairs WCs.

From the utility room there are stairs leading up to an annexe and en suite that could be used as a home office or self-contained annexe with access through the boot room.

A feature staircase leads to the first floor which has four bedroom suites and a dressing area to the principal bedroom. The top floor has a further two bedrooms, which could also be used as a cinema room and a gym, a large Jack & Jill bathroom and a plant room.

Outside there is gated driveway parking for several vehicles, a double garage and a re-turfed south facing garden.

Heathfield Avenue is a quiet residential road close to Sunninghill high street, Sunningdale and the newly renovated Sunningdale Park. Local schools include ACS, Bishopsgate. Charters, Cheapside, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's, St Mary's and Sunningdale. Sunninghill village has a number of local independent businesses, great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club, Virginia Water and Windsor Great Park. The nearest train station is Sunningdale where services run to London and Reading. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band H.





APPROXIMATE FLOOR AREA
 House - 597.29 sq m - 6429 sq ft
 Garage - 33.28 sq m - 358 sq ft
 Total - 630.57 sq m - 6787 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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