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Upper Village Road, *Sunninghill*

OSBORNE HEATH

A modern two bedroom character home with an outdoor office and walking distance to Sunninghill village.

On the ground floor is an open plan living and dining room fitting with bespoke cabinetry and a feature woodburning stove, modern kitchen with double doors leading to the garden.

The first floor has the principle bedroom, modern family bathroom and a second double bedroom.

Outside the property has a garden, outdoor office with power and wifi and rear access.

Upper Village Road is in the heart of Sunninghill village. Nearby schools include Charters, 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, The Lexicon, Swinley Forest, 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 D

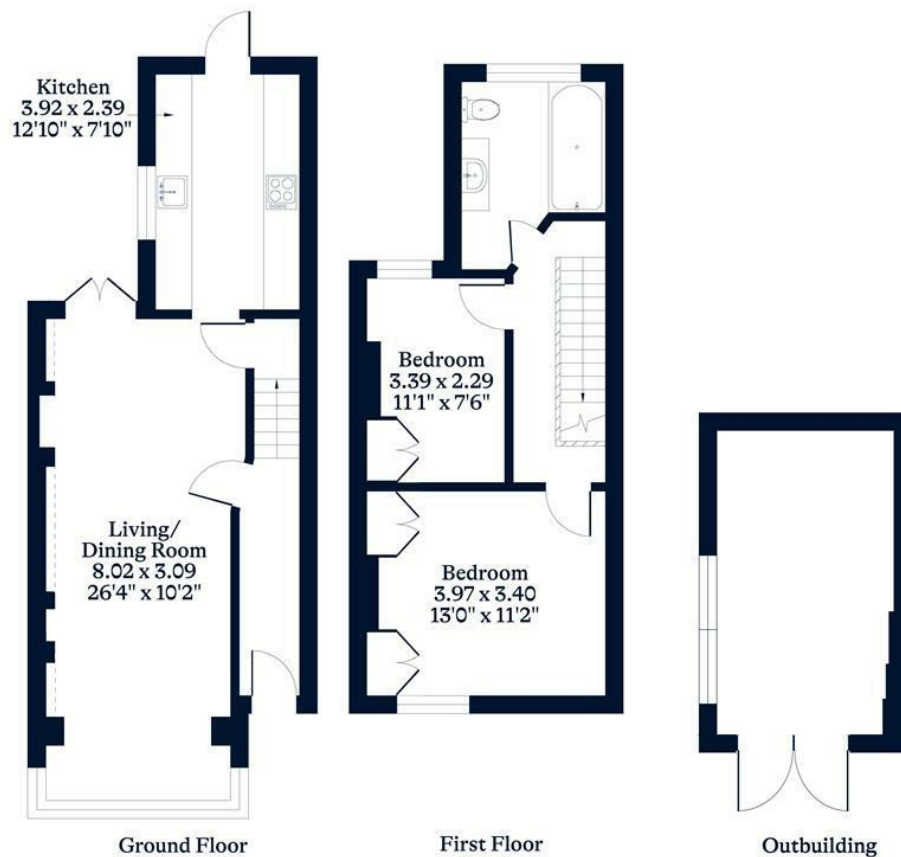




APPROXIMATE FLOOR AREA
House - 74.93 sq m - 807 sq ft
(Gross Internal Area)



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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