

 6  3  3



Hancocks Mount, *Sunningdale*

OSBORNE HEATH

A modern six bedroom family home set in a gated development with a double garage and a driveway.

The ground floor has the living room, kitchen with a breakfast bar snug and dining room, integral double garage and a downstairs WC.

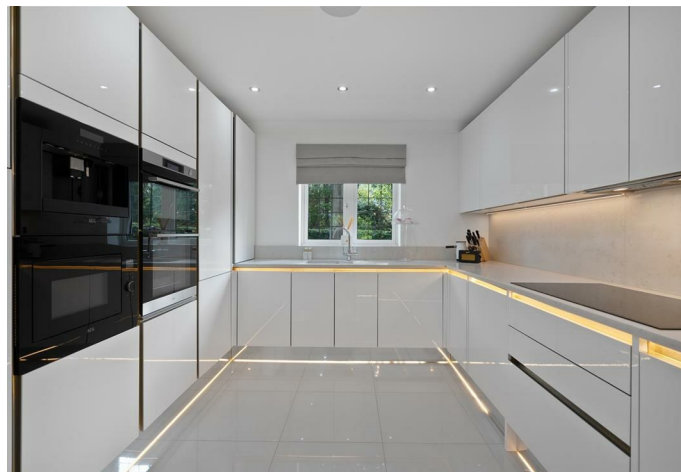
On the first floor is the principal bedroom with a walk-in wardrobe and an en suite, guest room with an en suite, three further double bedrooms, family bathroom and a study or sixth bedroom.

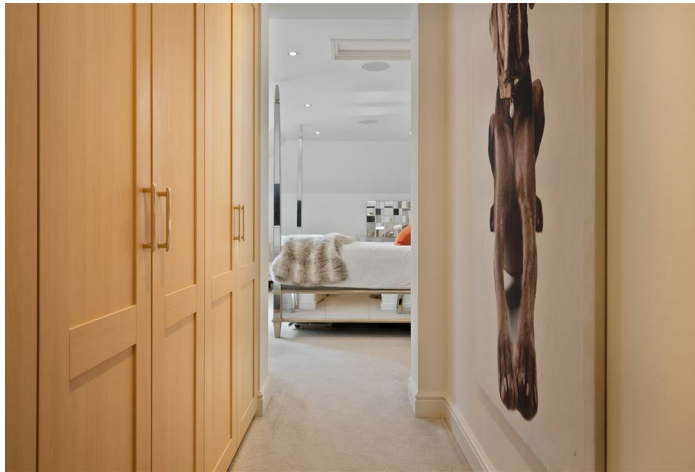
The second floor has been converted into a cinema room with black out blinds and surround-sound.

Outside the property has a gated entrance, large driveway, double garage and side access to the garden.

Lullingstone House is located on Hancocks Mount in a gated development, within walking distance to Sunninghill village. Nearby schools include Charters, Cheapside, Lambrook, LVS, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The stations in Ascot and Sunningdale run trains to London, Guildford and Reading. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band H.





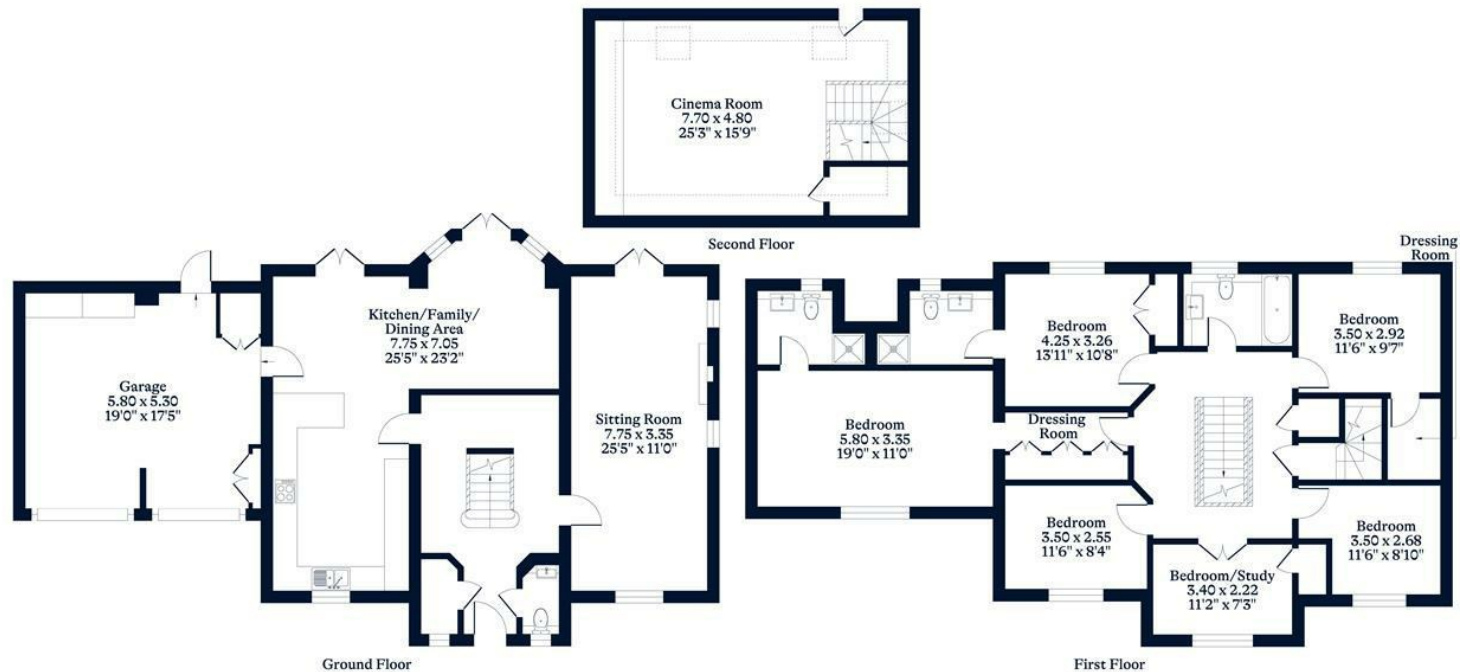
APPROXIMATE FLOOR AREA

House - 226.73 sq m - 2441 sq ft
Garage - 30.74 sq m - 331 sq ft
Total - 257.47 sq m - 2772 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.

OSBORNEHEATH.CO.UK