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# St. Marys Hill, *Sunninghill*

OSBORNE HEATH



# A four bedroom detached family home with a gated private plot, double garage and no onward chain.

The ground floor has a living room, dining room, kitchen with breakfast bar, and a downstairs WC.

On the first floor is a principal bedroom with built-in wardrobes, three further bedrooms and a family bathroom.

Outside the property is set within a gated plot and has a wrap-around garden and double garage.

The current owners have had full planning permission approved to extend and plans are available on the Royal Borough of Windsor and Maidenhead planning portal.

St Marys Hill is a popular road in Sunninghill village. Nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary'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, Sunningdale Golf Club, 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 E. Council Band G.





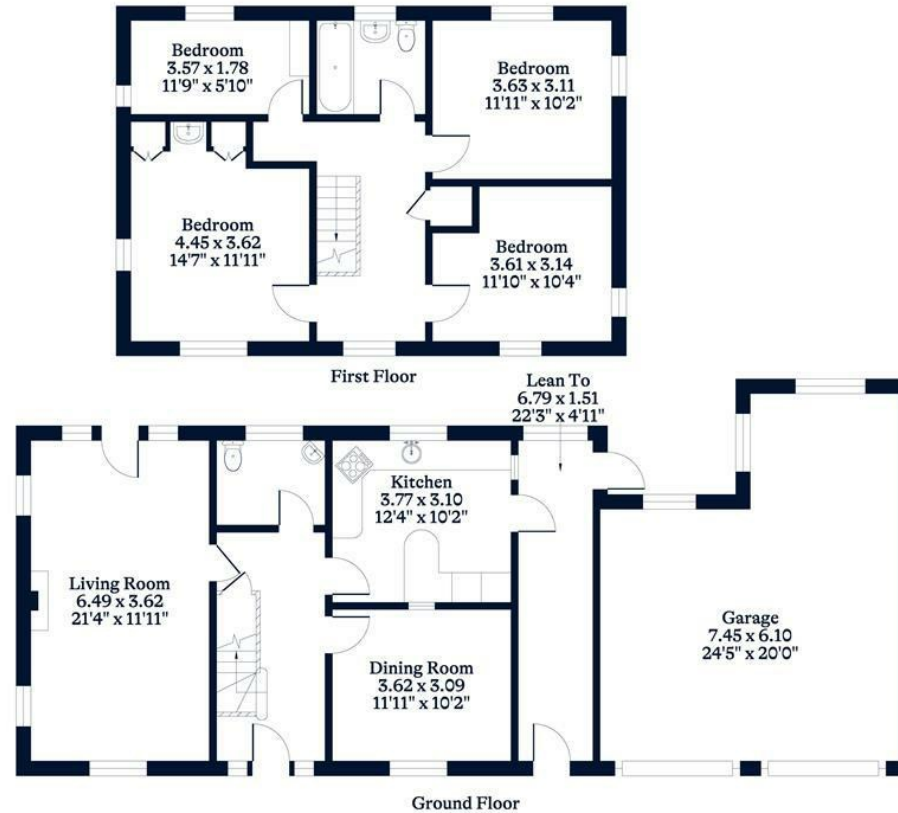




**APPROXIMATE FLOOR AREA**  
House - 137.47 sq m - 1480 sq ft  
Garage - 38.30 sq m - 412 sq ft  
Total - 175.77 sq m - 1892 sq ft  
(Gross Internal Area)



**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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