

Alpine Close, Sunninghill

OSBORNE HEATH

A six bedroom detached family home, boasting a gated driveway and a double garage situated in a peaceful cul-desac.

On the ground floor is a living room, dining room, study, modern kitchen with dining area, utility room, snug and a downstairs WC.

The first floor offers a principal bedroom with a walk-in wardrobe and en suite, three further double bedrooms and a family bathroom.

The second floor offers a games room, a further bathroom, and a double bedroom.

Outside the property is set in a gated development with a double garage, driveway for multiple vehicles, and a summer house.

Alpine Close is a small, 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 runs trains to London, Guildford and Reading. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band H.

















APPROXIMATE FLOOR AREA NOT TO SCALE House - 434.35 sq m - 4675 sq ft This plan is for illustration purposes only Garage - 63.67 sq m - 685 sq ft Outbuilding - 16.73 sq m - 180 sq ft Total - 514.75 sq m - 5540 sq ft (Gross Internal Area) Eaves Bedroom/ Bonus Room 8.79 x 7.87 28'10" x 25'10" 5.20 x 5.19 17'1" x 17'0' Studio/ Garden Room 4.78 x 3.50 15'8" x 11'6" Bedroom 4.50 x 2.86 14'9" x 9'5" Garage First Floor Outbuilding Utility/ Boot Room Second Floor Nursery/ Bedroom/ Principal Suite 5.95 x 3.90 19'6" x 12'10" Bedroom 4.40 x 3.92 14'5" x 12'10" Family Room 4.49 x 4.05 14'9" x 13'9" Dressing Room 4.27 x 3.45 14'0" x 11'4" Study 4.33 x 3.44 14'2" x 11'3" Drawing Room 6.41 x 5.84 21'0" x 19'2" Garage Ground Floor Kitchen/ Breakfast Room 6.01 x 5.87 19'9" x 19'8" Void Dining Room 4.82 x 3.94 Bedroom 4.79 x 3.77 15'9" x 12'4" 4.75 x 3.95 15"7" x 13"0"

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.

Ground Floor

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First Floor