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# Alpine Close, *Sunninghill*

OSBORNE HEATH

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

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.





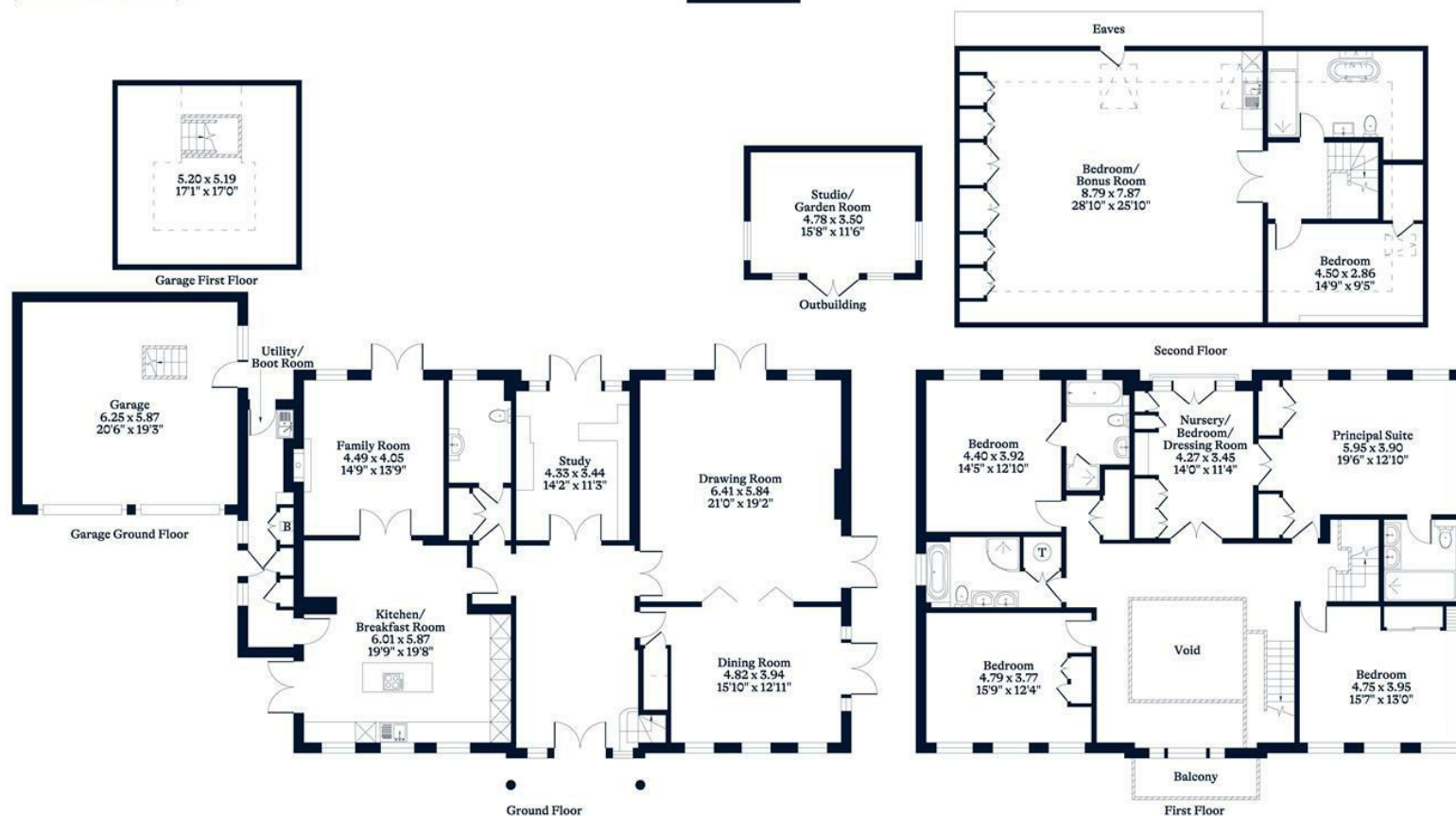


#### APPROXIMATE FLOOR AREA

House - 434.35 sq m - 4675 sq ft  
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)

#### 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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