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# Scholars Row, *Sunningdale*

OSBORNE HEATH



# A brand new four bedroom, four bathroom house in a cul-de-sac in the popular Sunningdale Park development, built by Berkeley Homes.

The Wellesley is a one-off design in the Sunningdale Park development and the specification includes a Charles Yorke kitchen, Miele and Siemens appliances, underfloor heating and CAT 6 wiring.

The ground floor has an open-plan kitchen with central island, living and dining areas plus doors out to the garden. There is also a utility room, downstairs WC and integral access to the garage.

The first floor has a formal living room, study, principal bedroom with dressing area and a large en suite, further double bedroom and a bathroom.

The top floor has two more en suite bedrooms.

Outside there is driveway parking, a double garage plus side and rear gardens.

Scholars Row is a small cul-de-sac of just nine brand new houses in the Sunningdale Park development. The development has 47 acres of open parkland. Popular local schools include Bishopsgate, Charters, Cheapside, Hall Grove, Heathfield, Lambrook, The Marist, Papplewick, St Francis, St George's, St Mary's and Sunningdale. Sunninghill village has a number of local independent businesses, great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club, Virginia Water and Windsor Great Park. The nearest train station is Sunningdale where services run to London and Reading. Sunningdale Park is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band TBC.







#### APPROXIMATE FLOOR AREA

House - 211.62 sq m - 2278 sq ft  
Garage - 36.00 sq m - 388 sq ft  
Total - 247.62 sq m - 2666 sq ft  
(Gross Internal Area)

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#### 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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