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Oriental Road, *Sunninghill*

OSBORNE HEATH

A five bedroom, five reception, three bathroom detached family home located in a cul-de-sac within walking distance of Sunninghill village.

The ground floor comprises a kitchen with breakfast bar, dining room, lounge with open fire, access to a double garage and downstairs WC.

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

On the lower ground floor is a family room, study, utility room and a further reception which could be used as a gym, cinema room or home office.

Outside the property has driveway parking, a double garage and side access to the south west facing garden that backs onto woodlands.

Oriental Road is a small cul-de-sac in the village of Sunninghill, in-between Ascot and Sunningdale where the train stations run services to London Waterloo, Reading and Guildford. Nearby schools include Bishopsgate, Charters, Hall Grove, Lambrook, LVS, St Francis, St Michaels and The Marist. 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, The Lexicon, Swinley Forest, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band G.





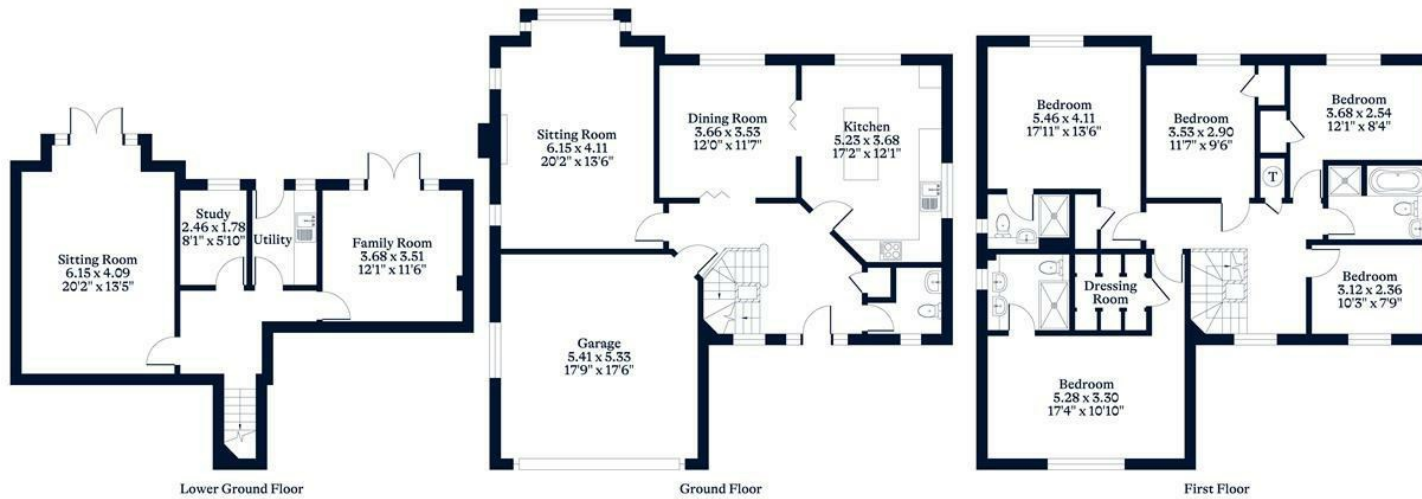
APPROXIMATE FLOOR AREA

House - 236.53 sq m - 2546 sq ft
Garage - 28.52 sq m - 307 sq ft
Total - 265.05 sq m - 2853 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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