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# Sunninghill Court, *Sunninghill*

OSBORNE HEATH



# A four bedroom, two bathroom house in a cul-de-sac with no onward chain set in a quiet and serene development with vast communal grounds.

On the ground floor there is a bedroom or study, bathroom and a utility room.

The first floor has a living room and a kitchen with central island and dining space.

The second floor has a beautiful sky light pouring natural light through to the three bedrooms and a family bathroom.

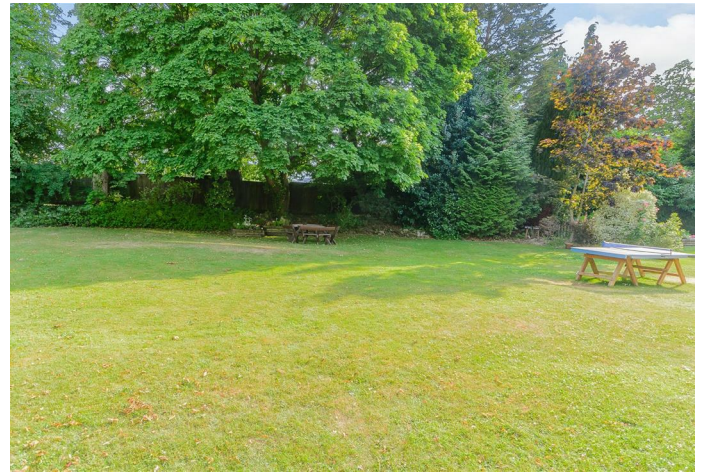
Outside there is a south east facing courtyard garden which leads out to a larger communal garden great for entering and socialising with neighbours and friends.

Sunninghill Court is a small cu-de-sac close to the centre of Sunninghill Village. The nearest stations are Ascot and Sunningdale which run services to London, Reading and Guildford. The nearest schools are Charters, St. Francis, St. Michael's 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, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating E. Share of freehold with 974 years remaining. Ground Rent £17pa.





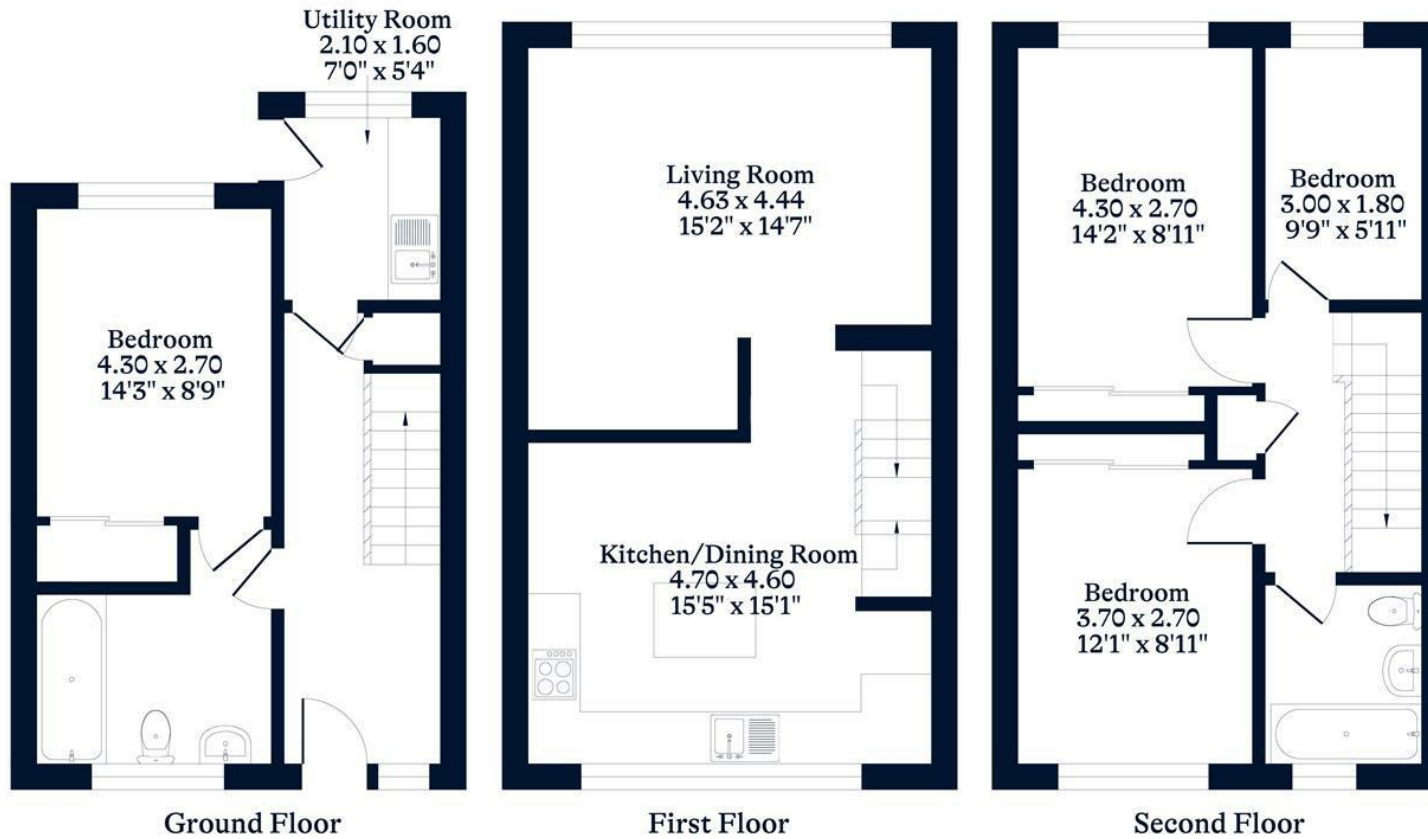




**APPROXIMATE FLOOR AREA**  
House - 108.43 sq m - 1167 sq ft  
(Gross Internal Area)



**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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