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# Knole Wood, *Sunningdale*

OSBORNE HEATH



# A three bedroom, two bathroom maisonette in a gated cul-de-sac with a south facing balcony, garage and no onward chain.

This three bedroom maisonette has its own private entrance, living room leading out to the south facing balcony overlooking communal gardens, and a separate kitchen with dining area. The principal bedroom has built-in wardrobes and an en suite shower room, plus there are two further bedrooms, one of which could be used as a study, and a bathroom.

Outside there is a gated entrance, garage, ample parking and just under five acres of communal grounds.

Knole Wood is close to the centre of Sunningdale. Nearby 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, Windsor Castle, and Windsor Great Park. Nearby schools include ACS, Charters, Coworth-Flexlands, Holy Trinity, Lambrook, LVS, The Marist, Papplewick, St George's, St Mary's, and Sunningdale. The nearest train station is Sunningdale where trains run to London and Reading. By road Sunningdale is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax Band F. Lease Length: 939 years remaining. Share of Freehold. Service Charge: £3,000 pa. Ground rent £0.



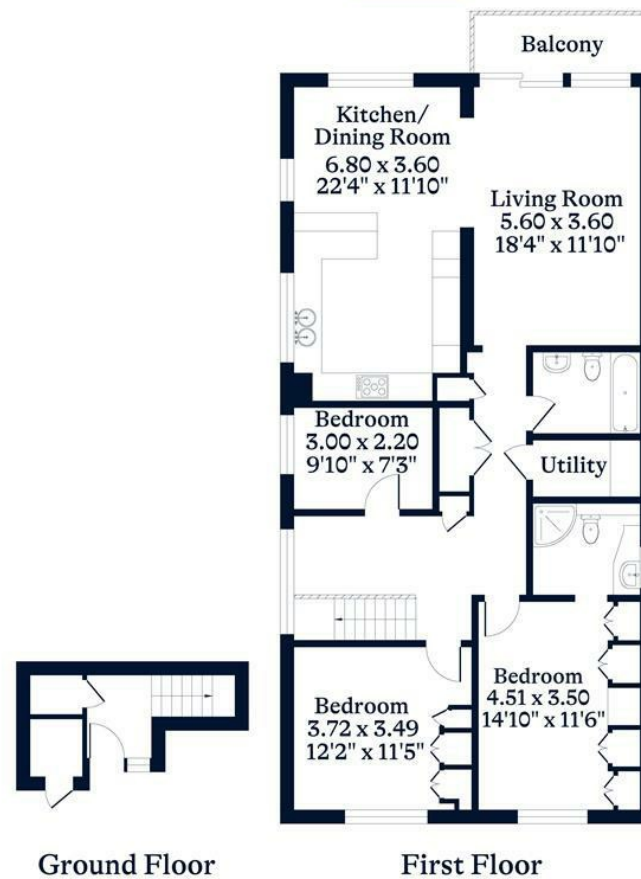




**APPROXIMATE FLOOR AREA**  
Maisonette - 123.85 sq m - 1333 sq ft  
(Gross Internal Area)



**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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