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Cedar Drive, *Sunningdale*

OSBORNE HEATH

A ultra modern four double bedroom detached family home with a driveway and garage in a cul-de-sac within walking distance of Sunningdale train station and shops.

On the ground floor there is a living room, a kitchen with dining area and central island with wine-cooler and bar stools for social gatherings, utility room and an internal door to the garage.

The first floor has the principal bedroom with a en suite wet-room shower, two further double bedrooms with built-in wardrobes, and a family bathroom. On the second floor is a fourth double bedroom with an en suite wet-room shower.

Outside the property has a driveway, garage, double carport, and side access to the landscaped rear garden which includes a swim spa, jacuzzi, and a garden office with power and wifi. The property backs onto private woodlands which creates a rural setting.

Cedar Drive is a cul-de-sac in the centre of Sunningdale and within a short walk of Waitrose and Sunningdale train station where services run to London and Reading. Nearby schools include Charters, Holy Trinity, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Chobham Common, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band G.





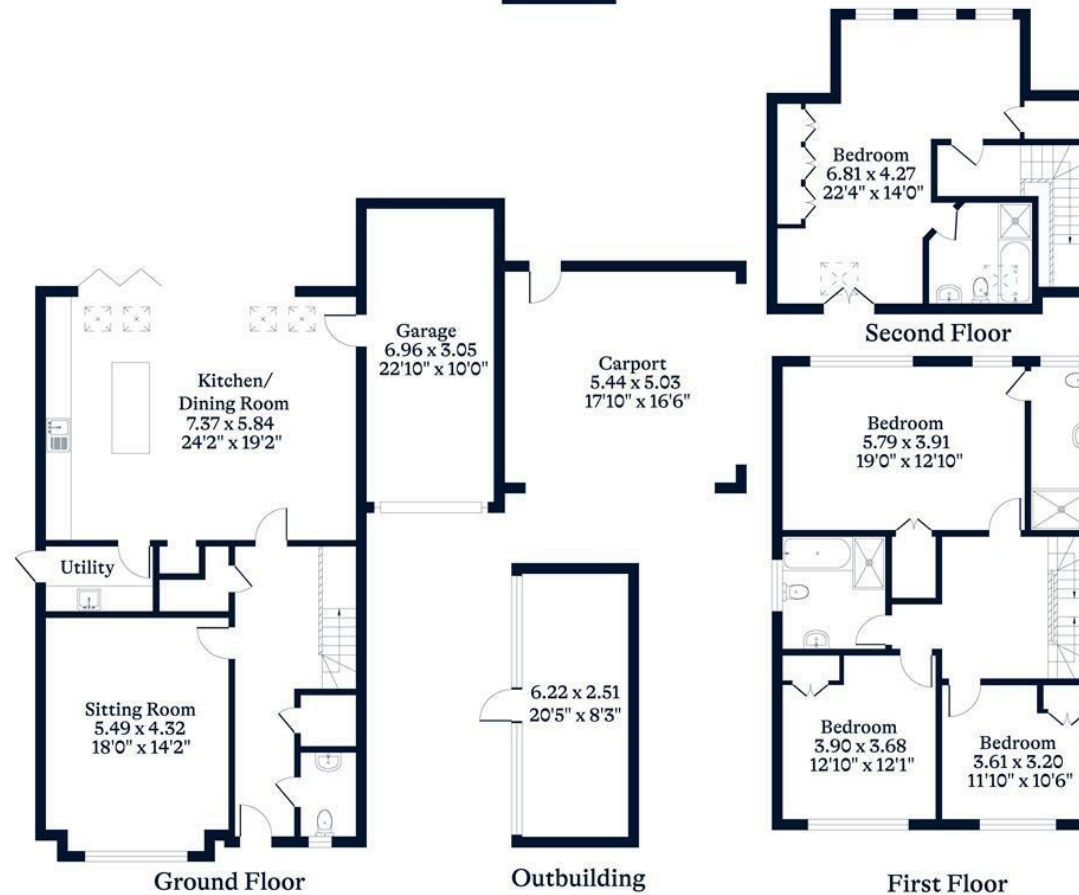
APPROXIMATE FLOOR AREA

House - 218.79 sq m - 2355 sq ft
Garage - 20.91 sq m - 227 sq ft
Outbuilding - 15.60 sq m - 168 sq ft
Total - 255.30 sq m - 2750 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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