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Claver Drive, *Sunninghill*

OSBORNE HEATH

A six bedroom, four bathroom detached home in a cul-de-sac spanning over 4,000 sq ft, with a south facing garden, driveway and double garage in the heart of Sunninghill Village.

On the ground floor there is a formal living room, open-plan kitchen with dining area, central island, integrated Siemens appliances and doors leading out to the garden. There is also a family room, utility room, downstairs WC and internal access to the double garage.

On the first floor is the principal bedroom with a walk-in wardrobe and en suite. There are five further bedrooms and three more bathrooms.

On the second floor is the additional seventh bedroom which is currently being used as a walk-in wardrobe, and could also be used as a games room, gym, or office.

To the front of the property is driveway parking for multiple vehicles and a double garage. To the rear is a south facing garden.

Claver Drive is a small cul-de-sac of detached family homes in the village of Sunninghill, in-between Ascot and Sunningdale where the train stations run services to London, Reading and Guildford. Nearby schools include Bishopsgate, Charters, Hall Grove, Lambrook, LVS, Papplewock, St Francis, St Michaels and The Marist. The village has several local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, 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 H.





APPROXIMATE FLOOR AREA

House - 341.66 sq m - 3680 sq ft

Garage - 34.34 sq m - 370 sq ft

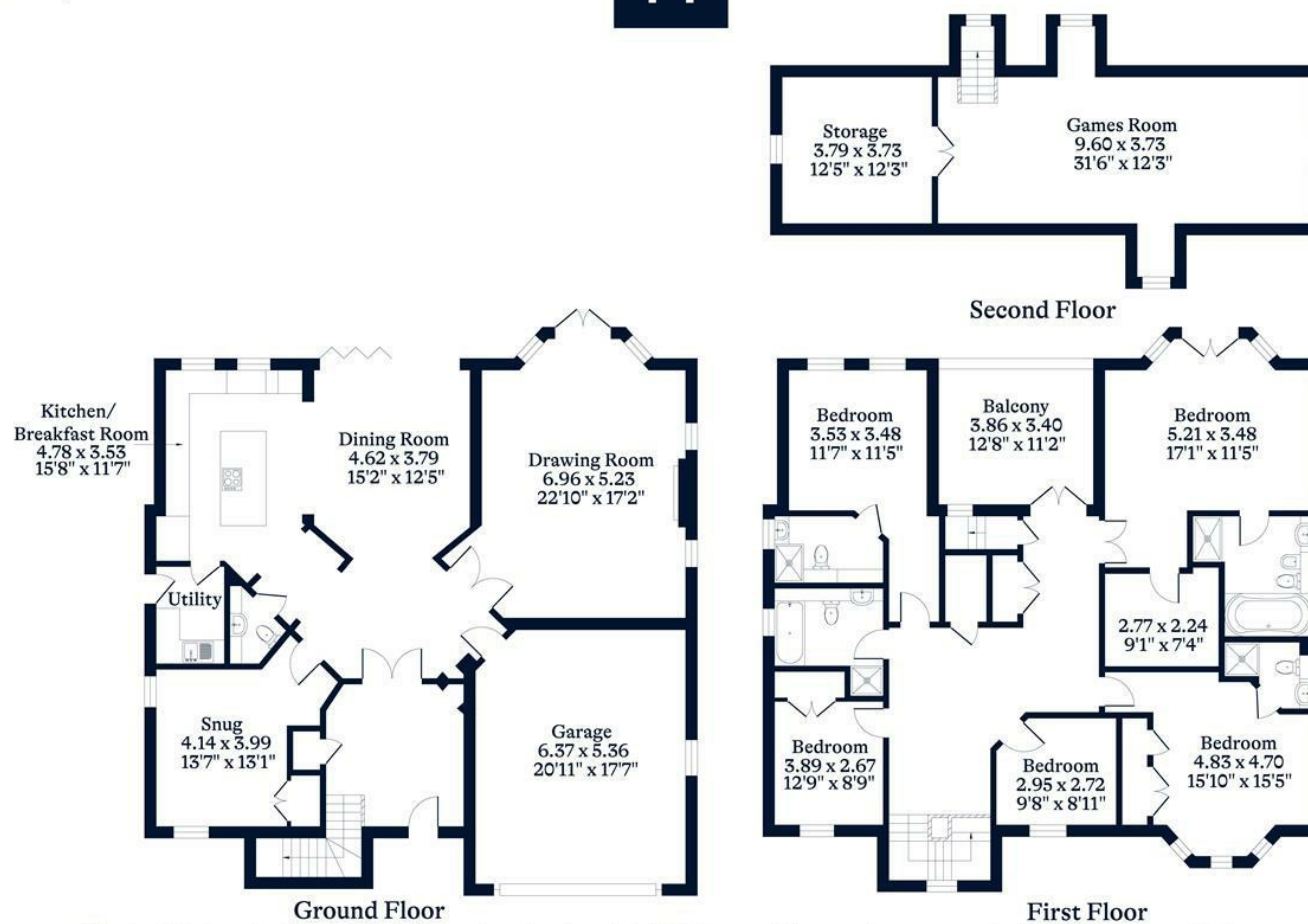
Total - 376.00 sq m - 4050 sq ft

(Gross Internal Area)

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H

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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