

 4  5  2



Charters Road, *Sunningdale*

OSBORNE HEATH

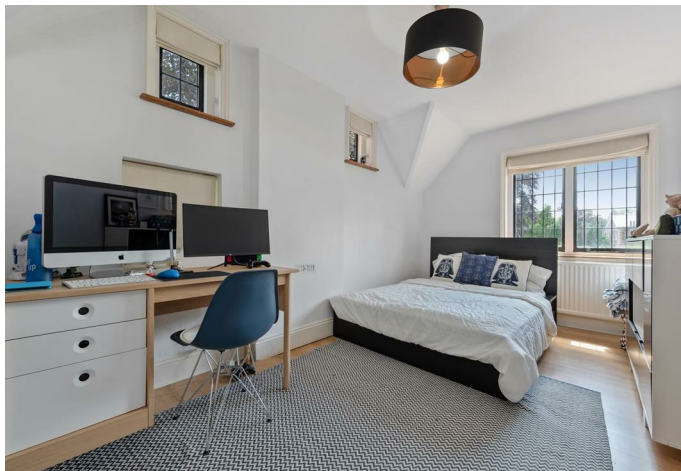
A four bedroom, two bathroom family home with a substantial south facing garden, parking, garage and annexe close to the centre of Sunningdale.





Sunningdale *Train Station*

O/H





Downstairs there is a large, formal living room, dining room, kitchen with central island, conservatory, family room, utility and a downstairs WC.

Upstairs there are four bedrooms, an en suite to the principal bedroom and a family bathroom.

This corner plot has two driveways, one to the front of the house, and one at the end of the long and wide south facing garden. The rear driveway is gated and has a double garage with electric doors plus an annexe about which could be used as a home office or gym. The plot offers many ways to extend the house subject to planning permission.

Lady Margaret Cottage is on the corner of Charters Road and Lady Margaret Road, just a short walk from Waitrose and Sunningdale train station where services run to London Waterloo 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 E. Council Tax band G.





APPROXIMATE FLOOR AREA

House - 233.08 sq m - 2509 sq ft

Garage - 62.42 sq m - 672 sq ft

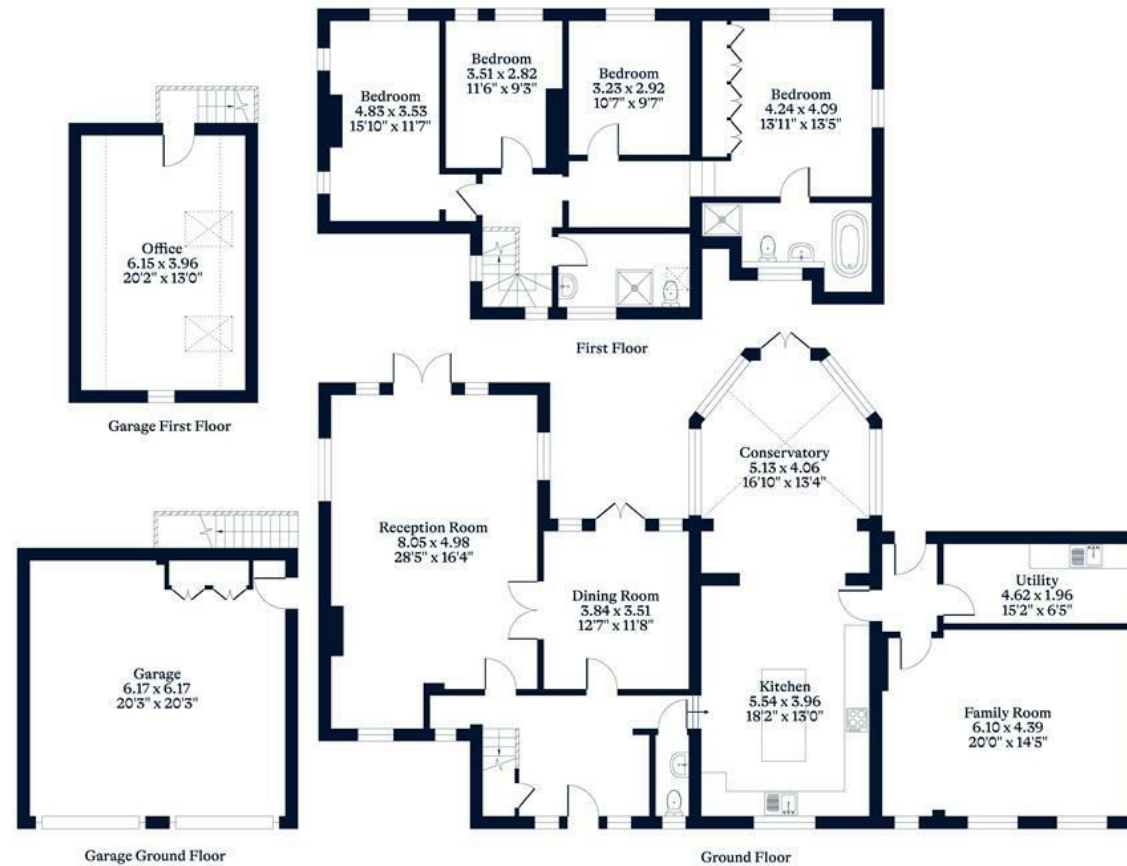
Total - 295.50 sq m - 3181 sq ft

(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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