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Dry Arch Road, *Sunningdale*

OSBORNE HEATH

A gated five double bedroom, four bathroom detached family home with a driveway, double garage and no onward chain.

On the ground floor there is a living room, study, family room, kitchen with living and dining areas and a downstairs WC.

The lower ground floor has a utility room, plant room and internal access to the double garage.

On the first floor is the principal bedroom with built-in wardrobes and an en suite, two further double bedrooms with built-in wardrobes and en suites, plus two more double bedrooms sharing the family bathroom.

The house is located in a small gated development of just three detached homes, where each property has a driveway, double garage and side access to a rear garden.

Green Arch is located on Dry Arch Road which is just a short walk from 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 D. Council Tax band H.





APPROXIMATE FLOOR AREA

House - 316.10 sq m - 3402 sq ft
Garage - 40.30 sq m - 434 sq ft
Total - 356.40 sq m - 3836 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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