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Lower Village Road, *Sunninghill*

OSBORNE HEATH

A uniquely designed four bedroom, two bathroom family home in the heart of Sunninghill Village, with a large driveway and expansive private garden backing onto mature woodland.

On the ground floor there is a kitchen with central island and dining area, family room with bi-folding doors out to the garden, formal living room, utility room and a downstairs WC.

The first floor has the principal bedroom with an en suite shower room, three further bedrooms and a family bathroom.

Outside the property has a large driveway and side access to the large rear garden which measured around 1/3 of an acre backing onto mature woodlands.

Lower Village Road is in the village of Sunninghill, in-between Ascot and Sunningdale where the train stations run services to London, Reading and Guildford. The nearest schools are Charters, St. Francis, St. Michaels and The Marist. Nearby places of interest include Ascot Racecourse, Legoland, Wentworth Golf Club and Windsor Great Park. By road Sunninghill is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band D.



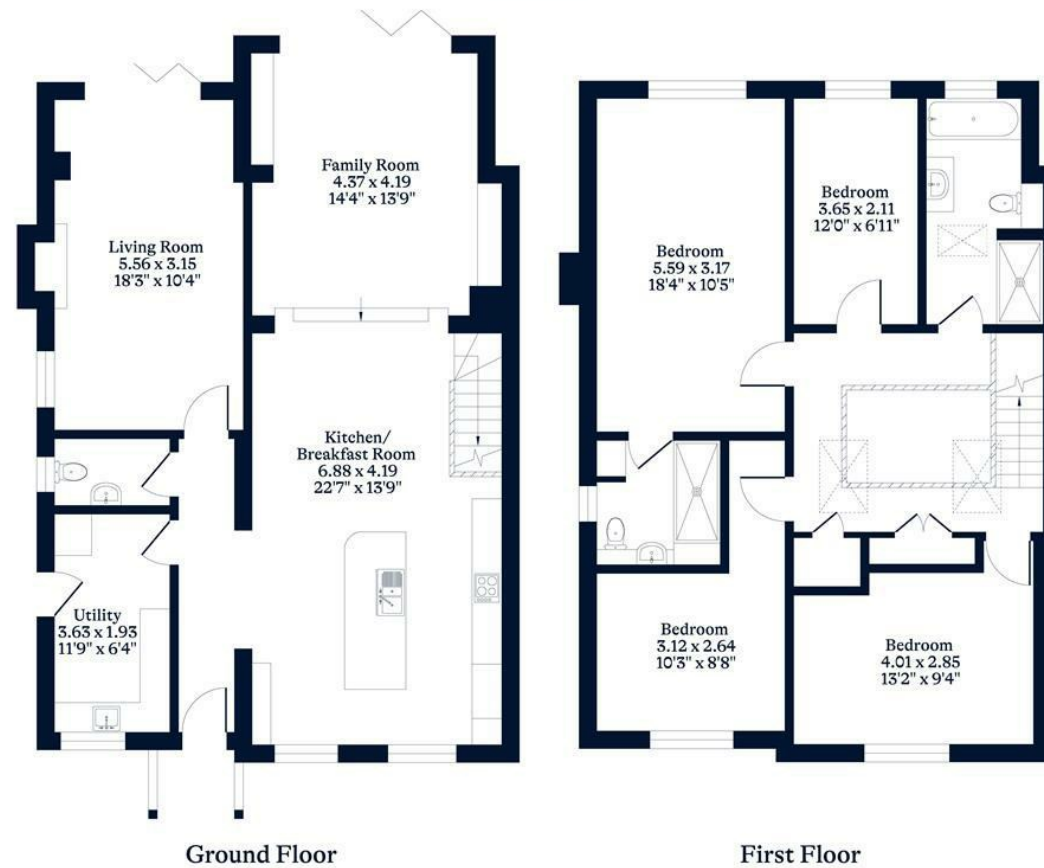


Approximate plot boundary for marketing purposes only - please refer to Land Registry Title Plan for official boundary lines
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APPROXIMATE FLOOR AREA
House - 165.00 sq m - 1776 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.

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