



THO

Larch Avenue, Sunningdale
Guide Price £3,875,000

OSBORNE HEATH



The ground floor has a drawing room, study, dining room, living room, kitchen with breakfast bar and snug area, separate utility and a downstairs WC.

On the first floor is the principal bedroom with dressing area and four piece en suite, plus three further en suite bedrooms.

The second floor has a cinema room, further en suite bedroom, kitchenette and a store.

Outside the property has a gated entrance, double garage and side access to the rear garden.

Sunninghill is in close proximity to a number of attractions like Ascot Racecourse, Coworth Park, Guards Polo Club, Thorpe Park, The Lexicon and Swinley Forest. The picturesque Virginia Water Lake and The Savill Garden are also within easy reach. If golf is your passion, there are a number of local clubs including Sunningdale Golf Club, Wentworth Golf Club, The Berkshire Golf Club and Windlesham Golf Club to name a few.

Larch Avenue

Sunningdale

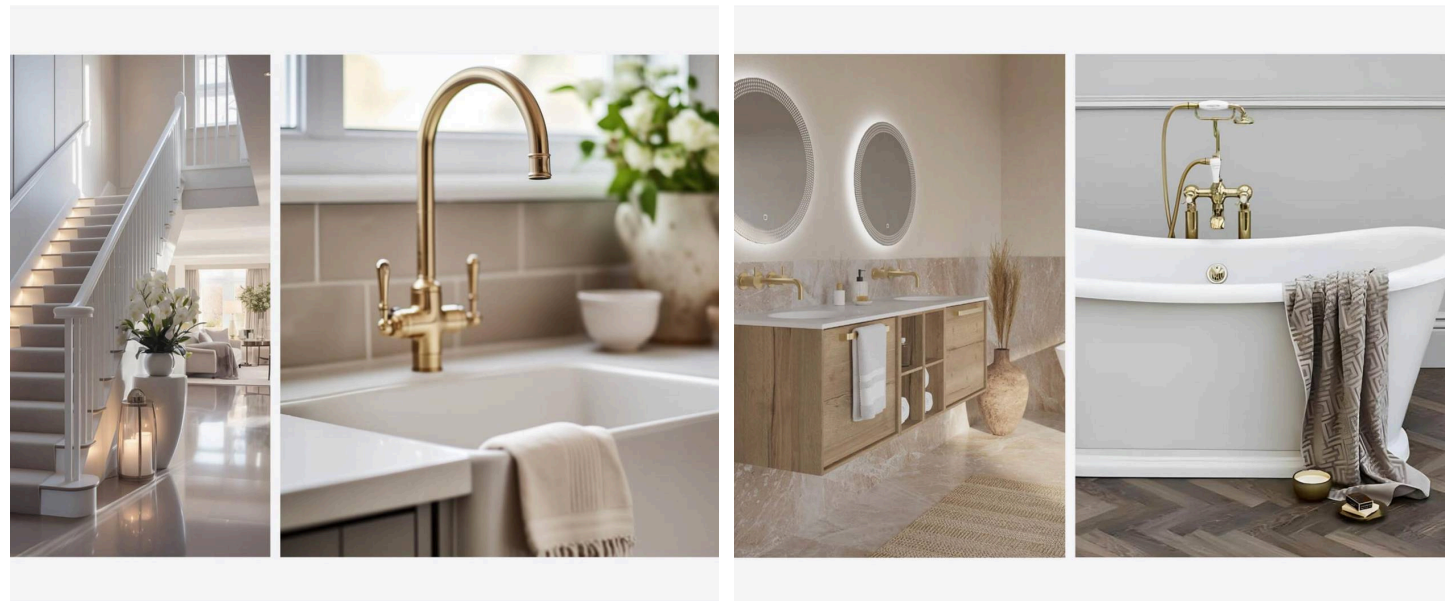
- Five Double Bedrooms
- Five Bathrooms
- Cinema Room/Gym
- Study
- Double Garage
- Detached
- Gated
- New Home
- Close To Sunningdale Park

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

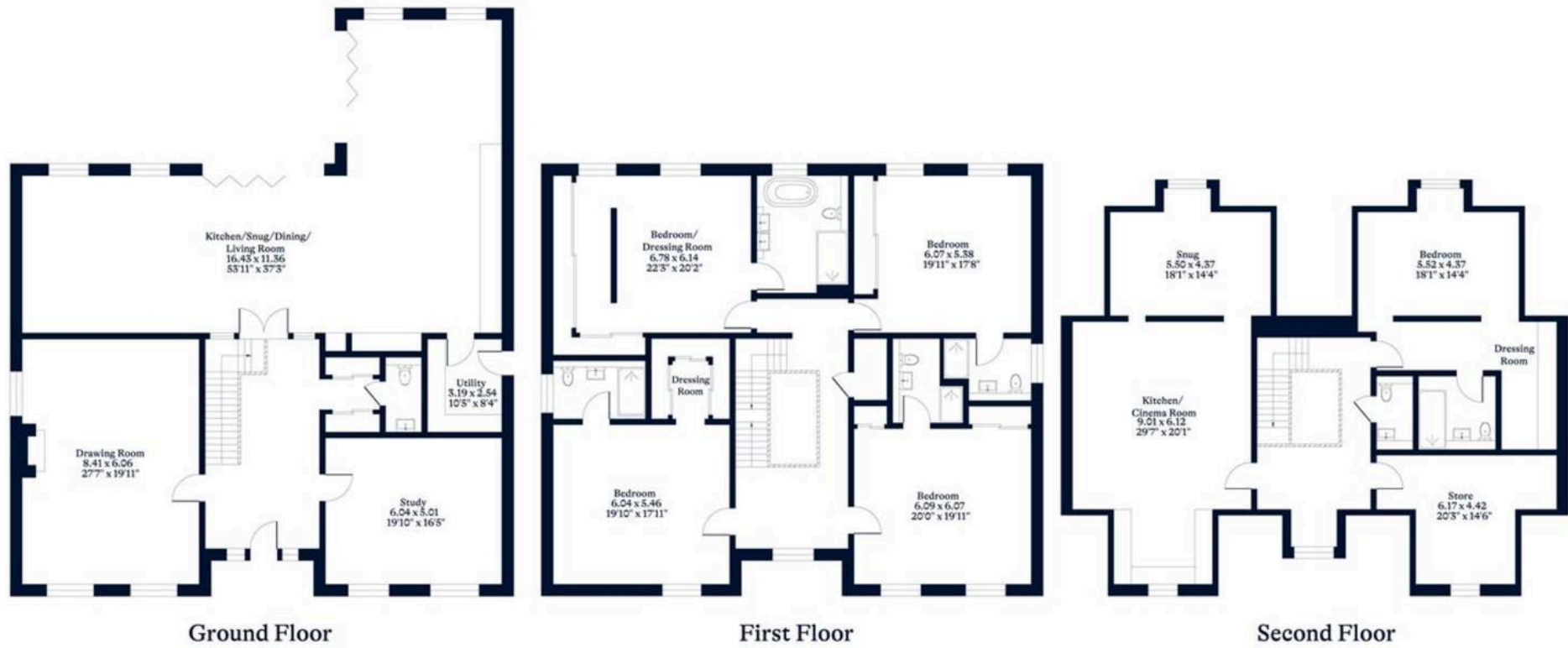
EPC Environmental Impact Rating: D



APPROXIMATE FLOOR AREA
House - 568.29 sq m - 6117 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.