



34 UPPER VILLAGE ROAD

SUNNINGHILL

BUCKINGHAMS



# 34 Upper Village Road

Sunninghill • Berkshire

SL5 7AQ

£1,250,000

Freehold

A highly spacious detached Victorian family home which has been renovated & extended to an excellent standard by the present owners to provide superb accommodation, in an ideal situation in the heart of the village.

- EXCELLENT, UNIQUE FAMILY HOME
- SUPERB, ADAPTABLE LIVING SPACE
- SINGLE GARAGE & DRIVEWAY PARKING
- IN THE HEART OF THE VILLAGE
- THE PERFECT MIX OF CHARACTER & CONTEMPORARY
- FOUR DOUBLE BEDROOMS, TWO EN SUITE
- REAR GARDEN MEASURING OVER 30M/100FT
- ASCOT & SUNNINGDALE CENTRES 1 MILE APPROX

RECEPTION HALL • CLOAKROOM • SITTING ROOM • STUDY • OUTSTANDING CONTEMPORARY OPEN PLAN KITCHEN/DINING/FAMILY ROOM • UTILITY ROOM • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • GUEST BEDROOM SUITE • TWO FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • SINGLE GARAGE • LARGE WEST/NORTH WEST FACING REAR GARDEN

## Description

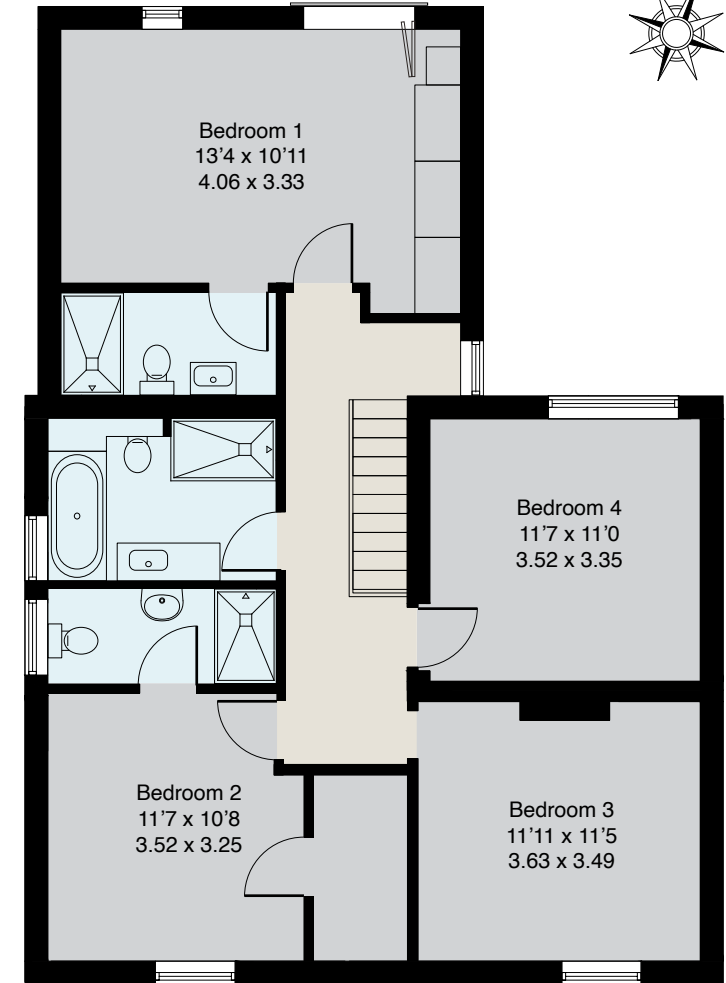
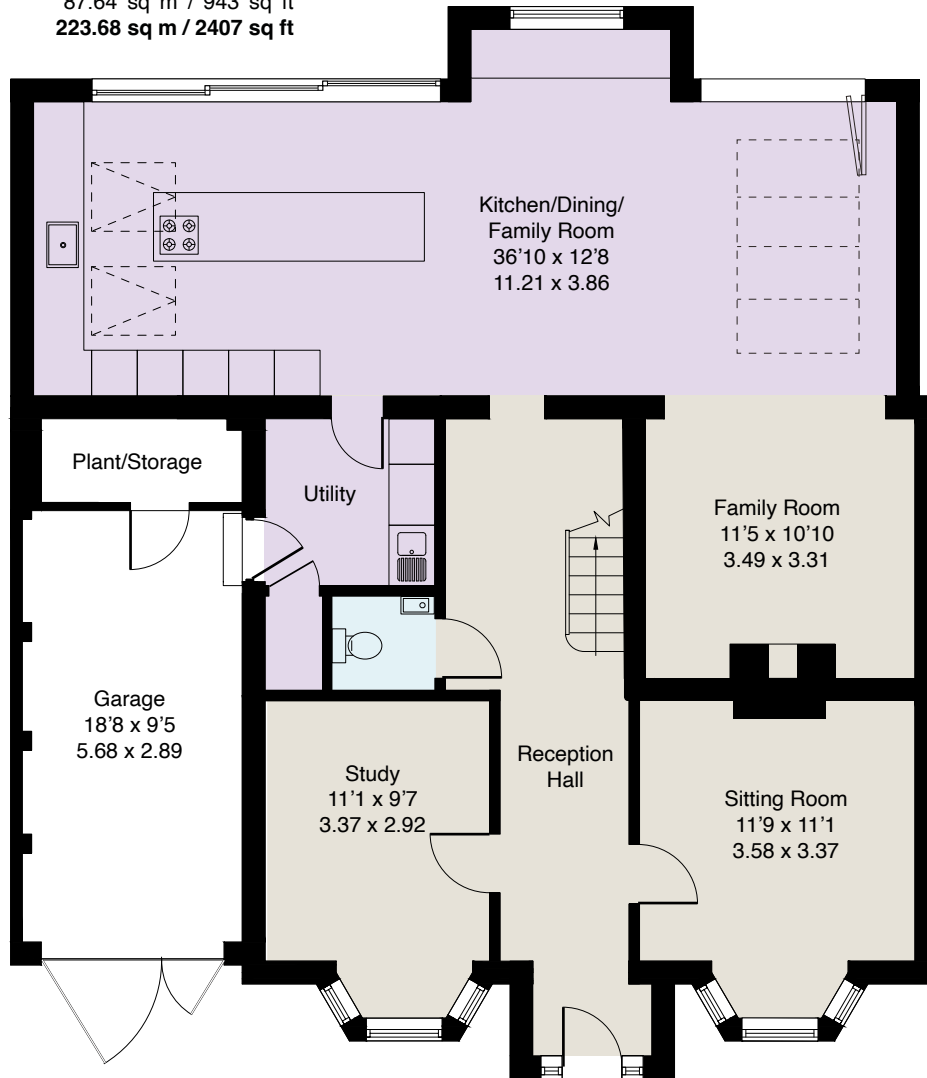
34 Upper Village Road offers an extremely rare opportunity; this lovely Victorian home has had a stunning contemporary double storey rear extension, the end product being an eclectic mix of character features, modern aesthetics & outstanding living spaces.

As well as being in the centre of Sunninghill village, both Ascot & Sunningdale village centres & rail stations (London Waterloo from 55 & 54 mins respectively) are a short distance; the superb location and individuality in our opinion makes this home a 'must see'.

## Directions

From Sunningdale rail station turn left onto the A30 London Road, proceed over the level crossing and turn immediately left into Broomhall Lane, which after passing the recreation ground on the left becomes Rise Road. Follow this road all the way into Sunninghill village and at the junction turn left onto the High Street, opposite St Michaels Primary School, take the first right turn into School Road. At the junction of School Road and Upper Village Road no.34 will be found straight ahead.

**Approximate Gross Internal Floor Area :**  
 Ground Floor 136.04 sq m / 1464 sq ft  
 First Floor 87.64 sq m / 943 sq ft  
**Total 223.68 sq m / 2407 sq ft**



EPC: C75.  
 Council Tax Band F  
 (improvement indicator)  
 All Mains Services

**Important Notice**  
 These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: WHB011604263 HPI ©2026 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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**BUCKINGHAMS**