



Holmes Close, Sunninghill
Guide Price £1,999,950

OSBORNE HEATH



Sitting within around 1/2 an acre, this family house has been extended and refurbished, with planning permitted to extend further, and with a specification including air conditioning, CAT 5 wiring, Fibre to Premises internet and CCTV. Downstairs there is a living room, dining room, study, modern kitchen with an AGA plus living and dining spaces, cinema room, large utility and a downstairs WC.

Upstairs there are five bedrooms, three bathrooms and a large loft which could be converted subject to planning permission.

Planning permission approved for a single storey side extension with first floor accommodation. Reference 20/02740/FULL

Outside there is gated driveway parking for several vehicles, a triple garage with electric opening doors and a studio above with kitchenette, shower room and gym area, plus a secluded west facing garden.

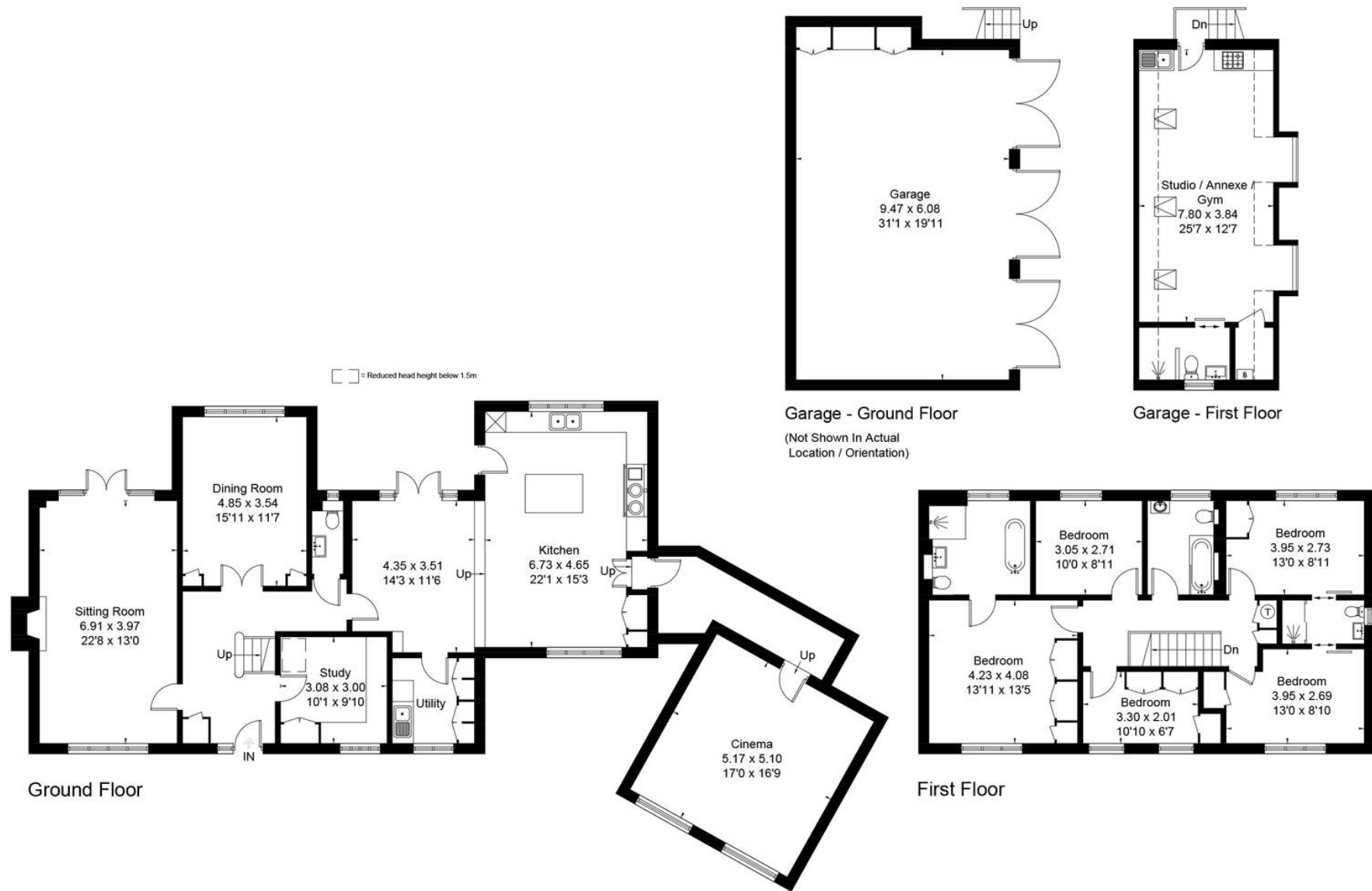
Holmes Close is a small cul-de-sac in Sunninghill village. Nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

Current images were taken prior to the current tenancy





Approximate Area = 251.9 sq m / 2711 sq ft
Garage = 98.5 sq m / 1060 sq ft
Total = 350.4 sq m / 3771 sq ft
Including Limited Use Area (9.7 sq m / 104 sq ft)





Holmes Close

Sunninghill

- Five Bedrooms
- Four Bathrooms
- Cinema Room
- Gym and Studio
- Gated
- Triple Garage
- West Facing Garden
- Cul-De-Sac
- Air Conditioning
- No Onward Chain

Council Tax band: G

Tenure: Freehold





Osborne Heath, Ascot

Osborne Heath, 11 High Street - SL5 9NQ

01344 627777 • ascotsales@osborneheath.co.uk • osborneheath.co.uk