



IOH

Upper Village Road, Sunninghill

Guide Price £595,000 | £2,300 pcm

OSBORNE HEATH



This charming Victorian terraced home features a deceptively large living room with dining room including an original character fireplace with exposed brickwork. The ground floor also has a kitchen, utility area and a downstairs WC.

The first floor has two bedrooms, a generous airing cupboard and a family bathroom.

On the second floor is a loft room which is used as a third double bedroom with fitted wardrobes and Juliet balcony.

Outside there is a courtyard garden to the rear of the house.

Nestled in the heart of Sunninghill village, this property enjoys an enviable setting within a charming and well-connected community. The area is renowned for its excellent selection of schools, including Charters, Lambrook, The Marist, Papplewick, St Francis, St George's, St Mary's, and St Michael's. Sunninghill itself offers a delightful mix of independent boutiques, cafés, restaurants, and traditional pubs, creating a vibrant yet village-like atmosphere. Residents can also take advantage of a wealth of nearby leisure and lifestyle destinations, including Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland Windsor, The Lexicon in Bracknell, Swinley Forest, Wentworth Club, Windsor Castle, and Windsor Great Park. Despite its peaceful setting, the property is exceptionally well positioned for transport links, with easy access to the M3, M4, and M25, as well as Heathrow Airport, making it ideal for commuters.

Upper Village Road

Sunninghill, Ascot

- Three Double Bedrooms
- Modern Bathroom
- Utility Room
- Downstairs WC
- Character
- Patio Garden
- Close To Sunninghill Village
- No Onward Chain

Council Tax band: D

Tenure: Freehold



APPROXIMATE FLOOR AREA
House - 110.38 sq m - 1188 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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