

THO



London Road, Sunningdale
Guide Price £1,095,000

OSBORNE HEATH



On the ground floor there is a cosy lounge room which is centred around the log burning stove, a modern open plan kitchen/diner which has views to the rear garden.

The ground floor also has a utility room, study, wine room and downstairs WC.

On the first floor there is a principal bedroom which has built in wardrobes and an en-suite, Guest room with an en suite, family bathroom and two further bedrooms.

Outside of the property there is a gated driveway for multiple vehicles. Further to this the property has a beautifully landscaped garden which wraps around the property and offers multiple seating areas for entertaining.

Fox Cottage is in Sunningdale, within a short walk of Coworth Park. Close by is Sunningdale High Street. Local Ofsted Outstanding schools include Charters, Cheapside and St Francis. Private schools include Hall Grove, Heathfield, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. The nearest train station is Ascot where trains run to London Waterloo, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

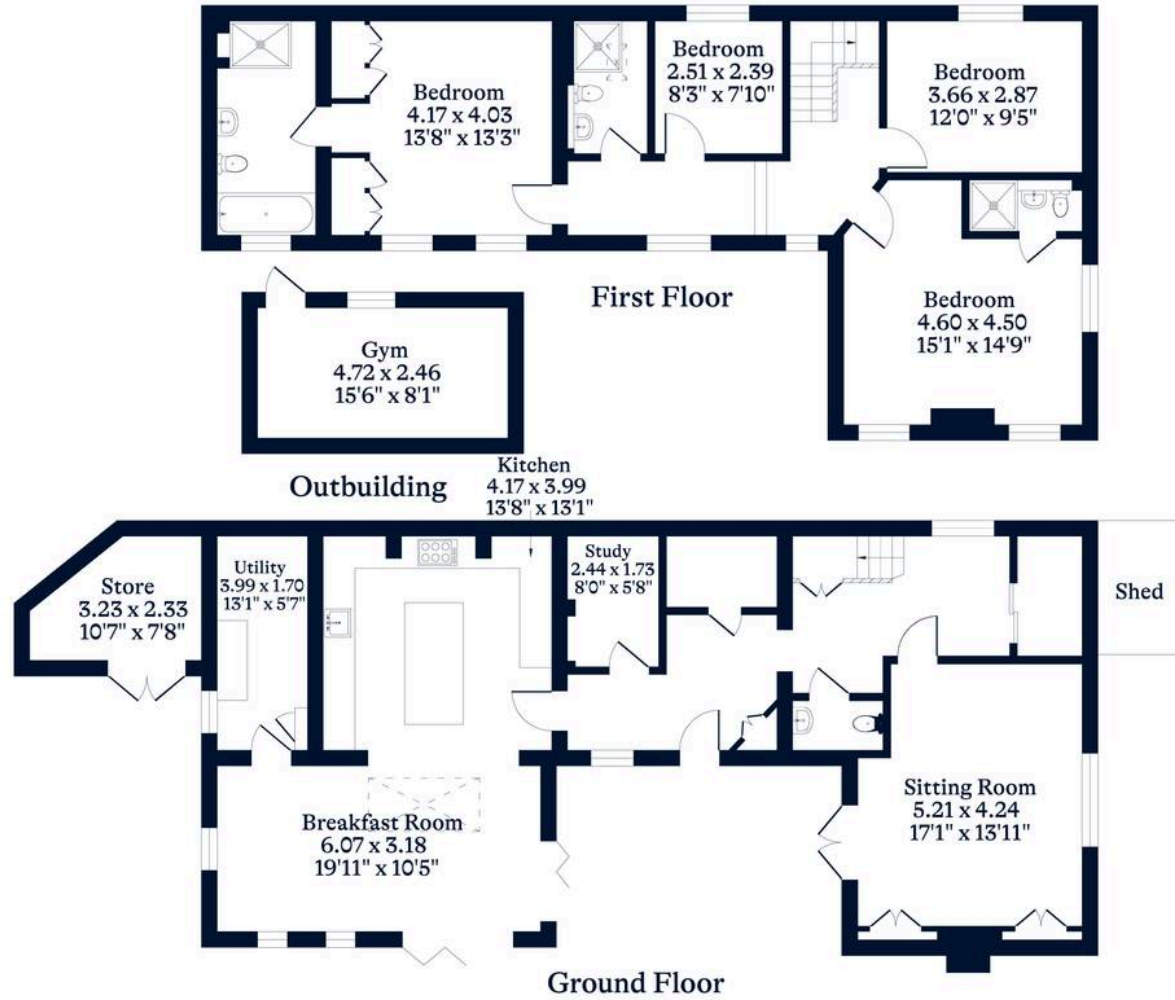






APPROXIMATE FLOOR AREA
House - 190.38 sq m - 2049 sq ft
Outbuilding - 11.61 sq m - 125 sq ft
Total - 201.99 sq m - 2174 sq ft
(Gross Internal Area)

NOT TO SCALE
This plan is for illustration purposes only



OSBORNEHEATH.CO.UK

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.



London Road

Sunningdale

- Four Bedrooms
- Three Receptions
- Two Bathrooms
- Modern Kitchen
- Study
- Detached
- Driveway
- Gated
- Close To Sunningdale High Street
- Close To Sunningdale Train Station

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Osborne Heath, Ascot

Osborne Heath, 11 High Street - SL5 9NQ

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