



Murtle, Sunninghill Road
Ascot, SL5 7DA



A superb opportunity to acquire a character home in the heart of Sunninghill with outstanding grounds of two thirds of an acre

**Murtle, Sunninghill Road
Ascot, SL5 7DA**

- ◆ Five bedroom semi detached Victorian property
 - ◆ In need of some modernisation
 - ◆ Accommodation in excess of 3000sqft
 - ◆ Elegant reception rooms with bay windows
 - ◆ Mature gardens with trees and shrubs
 - ◆ Garage and driveway parking
- ◆ Potential for development (subject to the necessary permissions)

Situation

Located in this highly desirable area, close to South Ascot and Sunningdale. Known for its world-famous racecourse, Ascot has a bustling High Street and offers a range of shops catering for day-to-day needs, along with a good choice of restaurants, pub and bars. The nearby towns of Windsor, Camberley and Guildford provide more extensive amenities.

For commuters, the area is well served with easy connections to the motorway network (M3, M4 and M25), in turn providing access to Heathrow and Gatwick airports. Ascot and Sunningdale rail stations area also within easy reach.

Leisure facilities are plentiful and of excellent quality with Windsor Great Park nearby, and the renowned Wentworth, Sunningdale and The Berkshire golf clubs close at hand. For the equestrian enthusiast, horse racing is available at Ascot and Windsor, and riding in Windsor Great Park and on Chobham Common.

The excellent schools in the area include Wellington College, Eton College, Lambrook, Papplewick, Heathfield School, Licensed Victualler's School, St. George's, and St. Mary's Ascot. For international schooling, TASIS (The American School) and ACS (American Community School) are both within easy reach.



Additional Information

Postcode:

SL5 7DA

Tenure:

Freehold

Local Authority:

Royal Borough of Windsor and Maidenhead

Fixtures and Fittings:

Fixtures and fittings to be agreed by separate negotiation

Services:

Mains electricity, gas, water and drainage are connected to the property.

Viewing: Strictly by appointment with

Barton Wyatt:

homes@bartonwyatt.co.uk

01344 843000

Energy Performance:

A copy of the full Energy Performance Certificate is available upon request.



Approximate Floor Area = 254.6 sq m / 2740 sq ft (Including Basement)
 Outbuildings = 23.2 sq m / 250 sq ft
 Total = 277.8 sq m / 2990 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107149



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