



BIRCH WALK

Sunningdale | Berkshire





# A CONTEMPORARY RESIDENCE

situated on one of Sunningdale’s most highly coveted roads.

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|  |  |  | EPC |
| 6                                                                                   | 5                                                                                   | 5                                                                                   | C   |

Local Authority: Windsor and Maidenhead Borough Council  
Council Tax band: H  
Tenure: Freehold  
Ground rent: £TBC  
Service charge: £TBC





## BIRCH WALK

From the moment you enter Birch Walk, it is clear the contemporary exterior is reflected in the luxurious interior, and spectacular details such as the glazed cantilever staircase set this unique property apart.

Of particular note is the open plan kitchen/breakfast room with contemporary fitted units, a range of Miele appliances and sliding glazed doors on to the terrace.

Next to the double garage is the well-appointed staff/guest annexe with a bedroom, kitchenette and shower room. The gardens and grounds have been landscaped and are well screened by mature trees, hedges, shrubs and plants. The majority of the garden has been laid to lawn, and there is an extensive entertaining terrace.











## LOCATION

To the rear of the property, there is a sunken garden with a detached outbuilding house offering two studio rooms which provide a flexible range of uses.

The gardens and grounds extend to approximately 0.64 acres (0.26 hectares).

This unique home is well placed for Sunningdale station 0.5 miles, Ascot 3 miles, Heathrow Airport 9.5 miles, M25 (J11) 7 Miles, M3 (J3) 3 miles, London 25 miles.

Please note: all distances are approximate.









