BEAUCHAMP
ESTATES

Titlarks Hill

ASCOT







Exceptional private home overlooking Sunningdale golf course with leisure amenities

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Exterior

A meticulously designed six-bedroom home finished to an exceptional standard throughout, with lift access to all floors and air conditioning. The house offers extensive entertaining and lifestyle space including multiple reception rooms, cinema, wine cellar, bar/lounge and a full leisure suite with pool, gym, sauna and steam facilities. Every element has been carefully considered to combine family living with high-end hospitality.

Highlights

- Approximately one acre plot backing onto golf course
- Position on a private road in Sunningdale
- Fully equipped leisure suite within the house





Interiors

Set within approximately one acre of beautifully landscaped and manicured grounds, the property enjoys a private and tranquil setting backing directly onto Sunningdale Golf Course. The gardens feature formal planting, expansive lawned areas and a tennis court, along with additional outdoor spaces designed for both relaxation and entertaining. A separate outbuilding and garden office further enhance the offering.



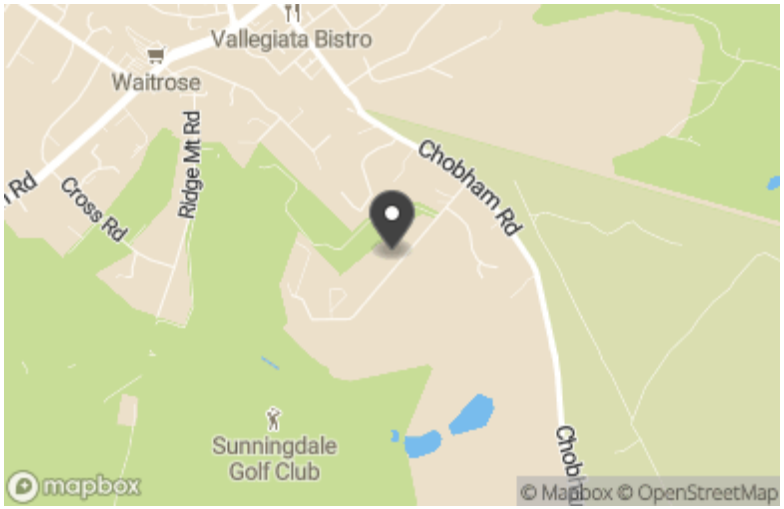


Features

- Air Conditioning
- Sauna
- Swimming Pool
- Tennis Court

Location

Positioned on Titlarks Hill, one of Sunningdale's most prestigious private roads, the property benefits from excellent connectivity to London, Heathrow and the M25. The area is renowned for its world-class golf including Sunningdale and Wentworth, alongside elite sporting facilities and outstanding schooling options, making it one of the most desirable residential locations outside central London.







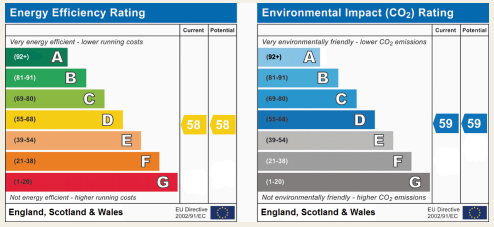
Terms

Price: £19,950,000

Tenure: Freehold

Local Authority: Winsor and Maidenhead

Council Tax: H



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APPROXIMATE FLOOR AREA
House - 1275.87 sq m - 13733 sq ft
Garage - 58.55 sq m - 630 sq ft
Outbuilding - 30.16 sq m - 325 sq ft
Total - 1364.58 sq m - 14688 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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