



Littlewood House, Cross Road
Ascot, SL5 9RX



A beautifully located Sunningdale family home on a mature spot with well-kept garden.

Littlewood House, Cross Road, Ascot, SL5 9RX

- ◆ Five-bedroom Sunningdale home
- ◆ Close to Sunningdale golf course
- ◆ Superb ceiling heights
- ◆ Generous formal reception rooms
- ◆ Electric gated driveway
- ◆ Large west facing garden
- ◆ Double garage

Situation

This lovely property is superbly located in Sunningdale just a short stroll from the shops, restaurants and main line train station. Other nearby local centres include Virginia Water and Ascot and the larger towns of Windsor and Guildford are within a short drive. Communications in the area are excellent with the M25, M3 and M4 close by, giving fast access to London, Heathrow and Gatwick airports, and the national motorway network. The mainline train station at Sunningdale provides a regular service into Waterloo, taking around 50 minutes. Schooling in the area is exceptional with many renowned schools nearby such as Eton College, Lambrook, St Mary's Ascot, Wellington College and St. George's Weybridge. The property is also well located for international schools such as ACS International in Egham and TASIS in Thorpe.

Sporting activities in the area are numerous with Royal Ascot nearby along with a selection of first class golf and country clubs including Sunningdale, Swinley Forest, Foxhills and Queenwood. The world-famous Wentworth Golf Club also has its own tennis, swimming and leisure facilities. Walks can be enjoyed around Virginia Water Lake, Savill Gardens and Windsor Great Park where Polo is played during the summer on Smiths Lawn. The Royal County of Berkshire Polo Club is also close at hand. For fine dining there are many very good restaurants, bistros, brasseries and pubs in the area along with the Wentworth Club and Coworth Park Hotel.



Additional Information

Postcode: SL5 9RX

Tenure: Freehold

Local Authority:

Runnymede Borough Council - 01932 838383.

Fixtures and Fittings:

Fixtures and fittings to be agreed by separate negotiation.

Viewing: Strictly by appointment with

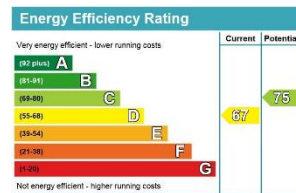
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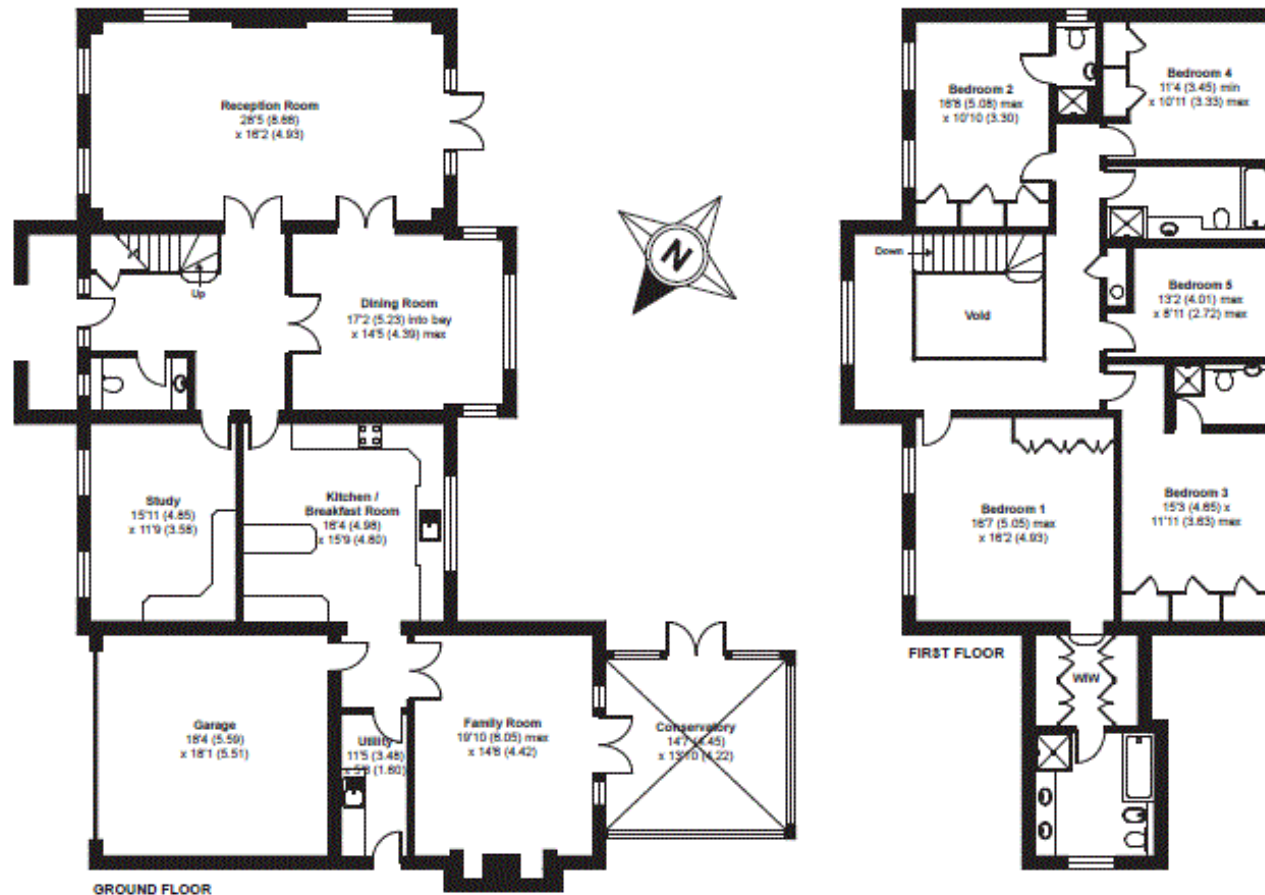
Energy Performance:

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



Cross Road, Ascot, SL5

APPROX. GROSS INTERNAL FLOOR AREA 3981 SQ FT 369.8 SQ METRES (INCLUDES GARAGE & EXCLUDES VOID)



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. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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