

 5  5  3



Holmes Close, *Sunninghill*

OSBORNE HEATH

A five/six bedroom, three bathroom detached family home with a double garage in a cul-de-sac close to the popular village of Sunninghill.

This house is being sold for the first time since it was built by Berkeley Homes and the current owners have added a small extension to the rear plus extended over the garage.

Downstairs there is a living room with gas fireplace, family room, formal dining room, kitchen with dining area, utility room, downstairs WC and internal access to the garage.

Upstairs there is the principal bedroom with large en suite, a second en suite bedroom, three further bedrooms and a study that could be used as the sixth bedroom or a dressing room.

Outside there is driveway parking, a double garage and a landscaped and secluded rear garden.

Holmes Close is a small cul-de-sac in Sunninghill village. Nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's, St Mary's and St Michaels. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Virginia Water Lake, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport. The nearest train station is Ascot where services run to London, Guildford and Reading.

EPC rating C. Council Tax band G.





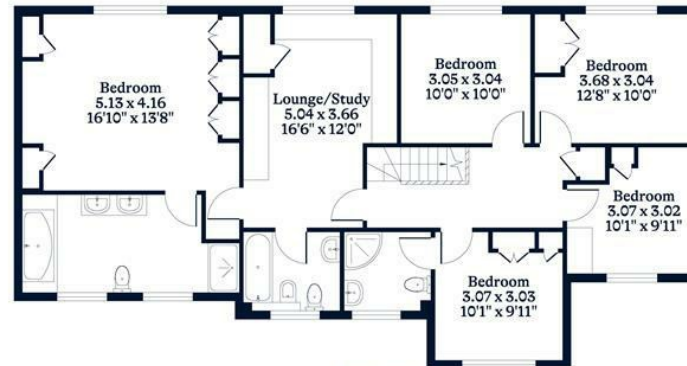
APPROXIMATE FLOOR AREA

House - 209.90 sq m - 2259 sq ft
Garage - 23.50 sq m - 253 sq ft
Total - 233.40 sq m - 2512 sq ft
(Gross Internal Area)

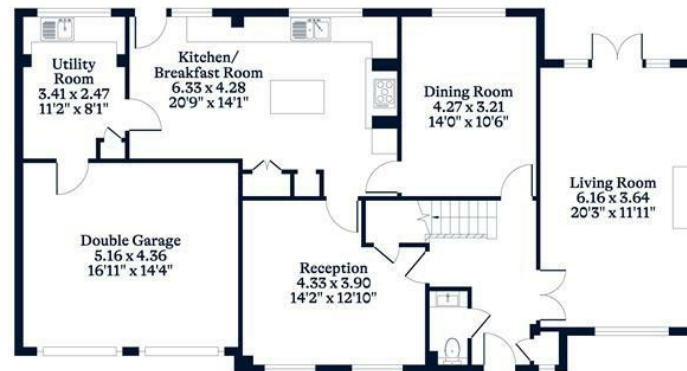


NOT TO SCALE

This plan is for illustration purposes only



First Floor



Ground Floor

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.

OSBORNEHEATH.CO.UK