



5 Woburn House,
Whinshill Court, SL5 9RU



A spectacular penthouse apartment located in one of Sunningdale's finest locations overlooking the golf course.

**5 Woburn House,
Whinshill Court, Sunningdale
SI5 9RU**

- ♦ Three bedrooms, three bathrooms plus study / bedroom 4
- ♦ Newly fitted bespoke kitchen with high spec features
 - ♦ Lift with private access to penthouse
- ♦ Good sized south-west facing terrace with awning
- ♦ Oversized single garage and allocated parking
 - ♦ Delightful views over golf course
 - ♦ Secure gated development

Situation

Situated in a gated development within a stone's throw, and enjoying views of the Golf Course. It is conveniently situated for local amenities and is only a short distance from Sunningdale village centre with its shops catering for day-to-day needs, a Waitrose store, restaurants and a train station. The towns of Windsor, Camberley, Guildford and Reading offer more extensive shopping and leisure facilities and are within easy reach.

The property is well placed for commuting with rail links available to London from Sunningdale and Ascot stations. The M3 (J3) and the M25 (J13) provide good road links to London, the West Country, Heathrow and Gatwick Airports.

There are numerous leisure facilities in the area including golf at Sunningdale, Wentworth, Swinley Forest and The Berkshire, racing at Ascot and Windsor, in addition to polo at Smiths Lawn, Windsor Great Park and the Royal County of Berkshire Polo Club. Excellent spa facilities may be enjoyed at Pennyhill Park, Coworth Park, Wentworth, Foxhills and The Berystede. Virginia Water Lake, Savill Garden, Windsor Great Park, Windsor Castle and Legoland, all provide good days out for all the family.

The area boasts numerous excellent schools including Wellington College, St. Mary's, St. George's, Papplewick, The Marist Schools, Woodcote House, Hall Grove and Coworth Flexlands. For international schooling, TASIS (The American School) and ACS (American Community School) are within easy reach.



Additional Information

Postcode: SL5 9RU

Tenure: Share of freehold

Council Tax Band: H

Local Authority: Royal Borough of Windsor & Maidenhead

Service Charge: There is an annual service charge of approx £8500 per annum

Services: Mains electricity, gas, water and drainage

Viewing: Strictly by appointment with

Barton Wyatt:

homes@bartonwyatt.co.uk

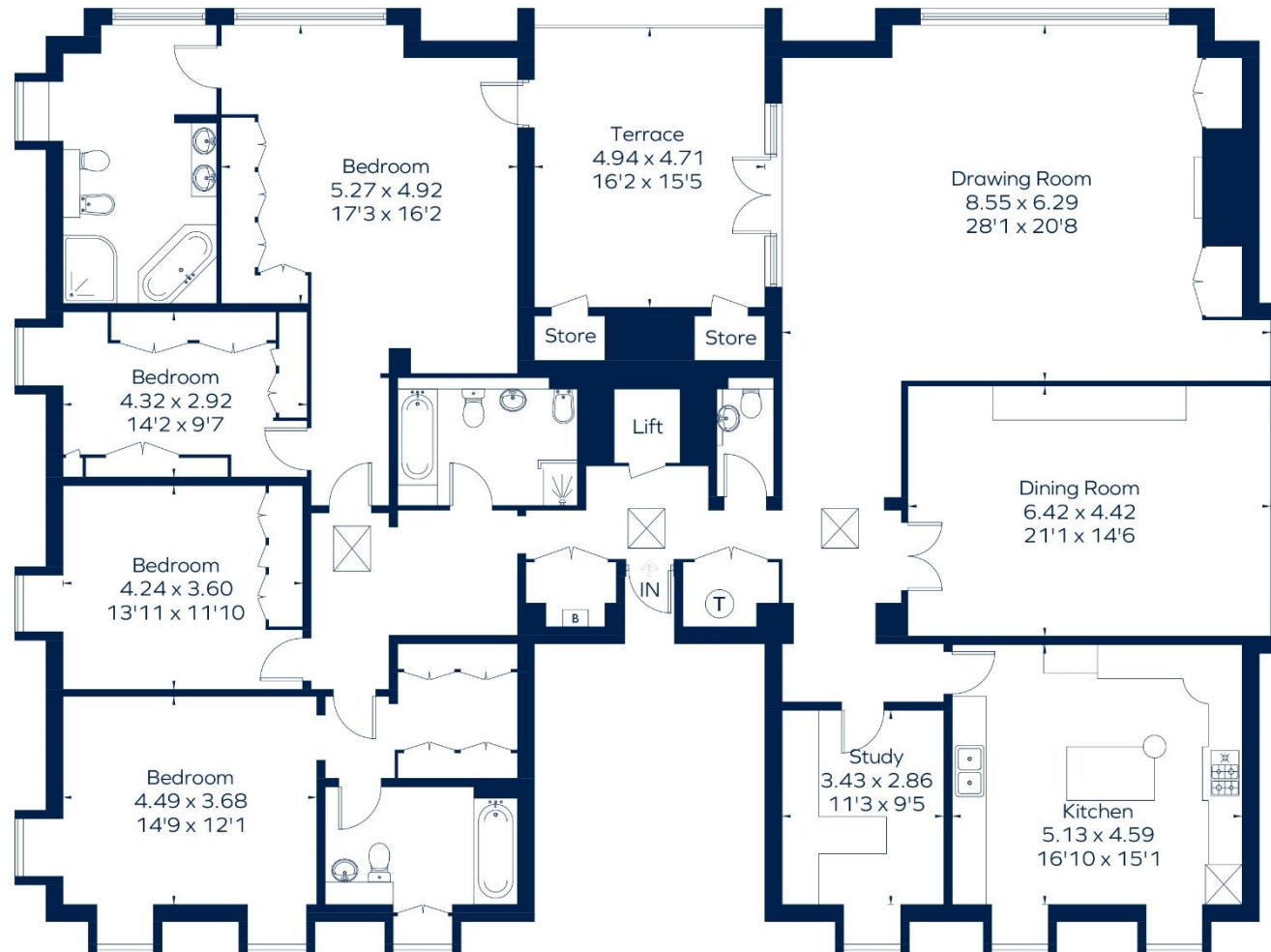
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Energy Performance:

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



Approximate Area = 278 sq m / 2992 sq ft (Including Lift / Excluding Store)





BARTON · WYATT

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