



{ STATION ROAD, SUNNINGDALE SL5
£6,750 PER MONTH AVAILABLE 31/12/2026

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Station Road, Sunningdale SL5

£6,750 Per Month
Unfurnished

 5 Bedrooms
 3 Bathrooms
 4 Receptions

Features

- Five bedrooms, - Three bathrooms, - Three reception rooms, - Study, - Modern open-plan kitchen/dining room, - Separate utility room and cloakroom, - Gated driveway & garage with EV charging point, - Council tax band G

Council Tax

Council Tax Band G

Hamptons
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The Property

This well-presented home features a large entrance hallway, the formal reception rooms include the living room with built in cabinetry, new traditional style radiators and double opening doors out to the main terrace and garden. The study has been professionally fitted and plantation style shutters on the windows. The standout room is the open-plan kitchen/dining room which in turn leads to the family room with bi-fold doors leading onto the main terrace. On the first floor the principal suite is certainly impressive with a generous bedroom, fitted dressing room and large en-suite bathroom. There are four further bedrooms and two bathrooms. There is a wide terrace immediately to the rear of the property with additional patio areas, ideal for entertaining in the summer. The garden has a wide variety of planting alongside mature trees and shrubs. Rent includes a gardener. We understand there are mains connections for Gas, Electric and Water.

Outside

Solid electric gates open on to the drive which provides parking for several vehicles and leads to the garage at the far end of the house. The private rear garden has a wide variety of planting alongside mature trees and shrubs with large terrace accessible from both the living room and family room.

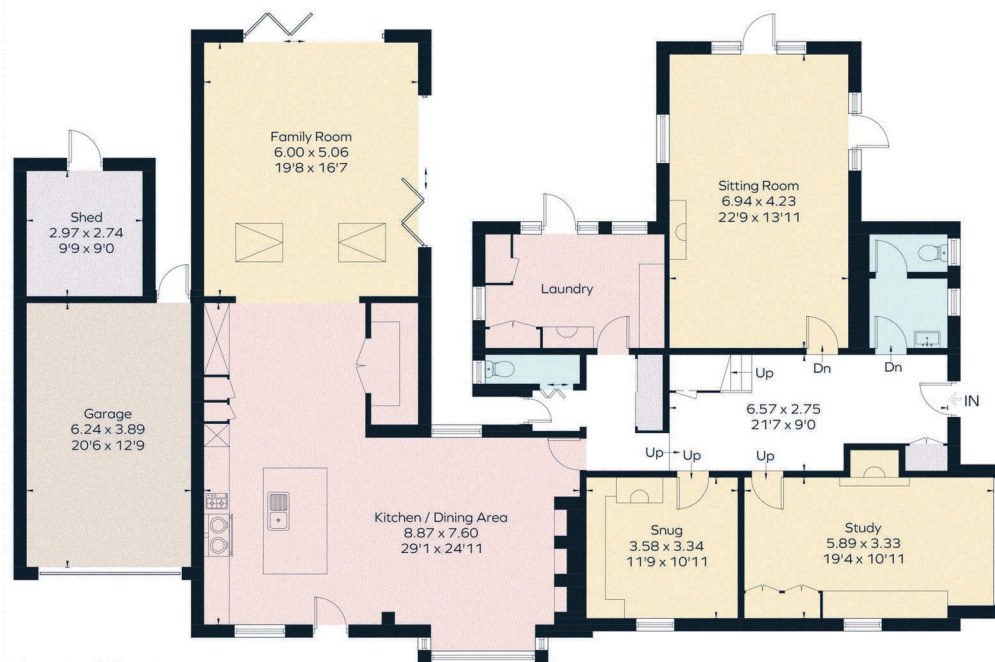
Location

The property is set in the old village of Sunningdale and as such Sunningdale station and Waitrose supermarket are only about three quarters of a mile away. Sunningdale village also has a number of restaurants,

coffee shops, a highly regarded butcher and post office. More extensive shopping centres can be found in Ascot and Camberley. There is an excellent choice of schooling nearby, with Charters being a very sought after state option as well as highly regarded private schools such as St. Mary's, St. Georges, LVS Ascot, Hall Grove, The Marist, Wellington and Eton Colleges and ACS Egham.



Approximate Floor Area = 352.5 sq m / 3794 sq ft
 Garage = 24.4 sq m / 263 sq ft
 Total = 376.9 sq m / 4057 sq ft
 (Excluding Shed)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #84700

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

