



7 bedroom executive home in a premier road.

Sunning Avenue, Sunningdale, Berkshire, SL5

£13,500 pcm plus fees apply, Part Furnished
Available immediately



6 bedrooms • 6 bath/shower rooms • 4 reception rooms • Kitchen/breakfast room • Utility and 2 cloakrooms • Bonus/cinema room • 1 bedroom annexe above double garage • Available immediately

Local Information

Sunningdale offers a range of shops for daily needs, including a major supermarket are available in Sunningdale whilst the towns of Windsor, Camberley and Guildford offer a wider choice of retail facilities along with theatre, cinema and leisure complexes. Rail connections to London (Waterloo) are available from Sunningdale. The M3 can be accessed at J3, and the M25 at J13, leading to Heathrow Airport and Terminal 5, the M4, and central London. Sporting activities include golf at Wentworth, Sunningdale, Swinley Forest and The Berkshire, racing and polo fixtures are held at Ascot Race Course and Smith's Lawn. Virginia Water and Windsor Great Park provide opportunities for horse riding, cycling and walking. Health clubs in the area include The Spa at Coworth Park, Pennyhill Park Health Club & Spa, Wentworth Club and the MacDonald Berystede. The area is well served for schools, notably Eton College, Wellington College, Papplewick, Hall Grove, St George's and St Mary's in Ascot, The Marist Schools, Coworth-Flexlands, the American Community School and Charters School Sunningdale.

About this property

This recently built executive home in one of Sunningdale's highly regarded roads offers adaptable

accommodation arranged over three floors. The gated driveway leads to the main entrance of the house which opens on to the full height hallway with feature chandelier and galleried stairs. The hallway leads on to the drawing room, dining room, study and kitchen/breakfast room and family room both with bi fold doors which open on to the garden. There is also a pantry and separate utility plus two cloakrooms. Stairs rise to the first floor with the Master bedroom suite with Juliette balcony overlooking the garden, dressing room and en suite bathroom. In addition there is a further guest suite with dressing room and two other bedrooms with en suite bathrooms. The second floor has the fifth bedroom with en suite, bedroom six and a shower room plus a cinema/ bonus room. Externally to the front there is a one bedroom annexe above the double garage and to the rear a terrace with garden.

Furnishing

Part Furnished

Local Authority

Royal Borough Of Windsor & Maidenhead, Maidenhead

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior





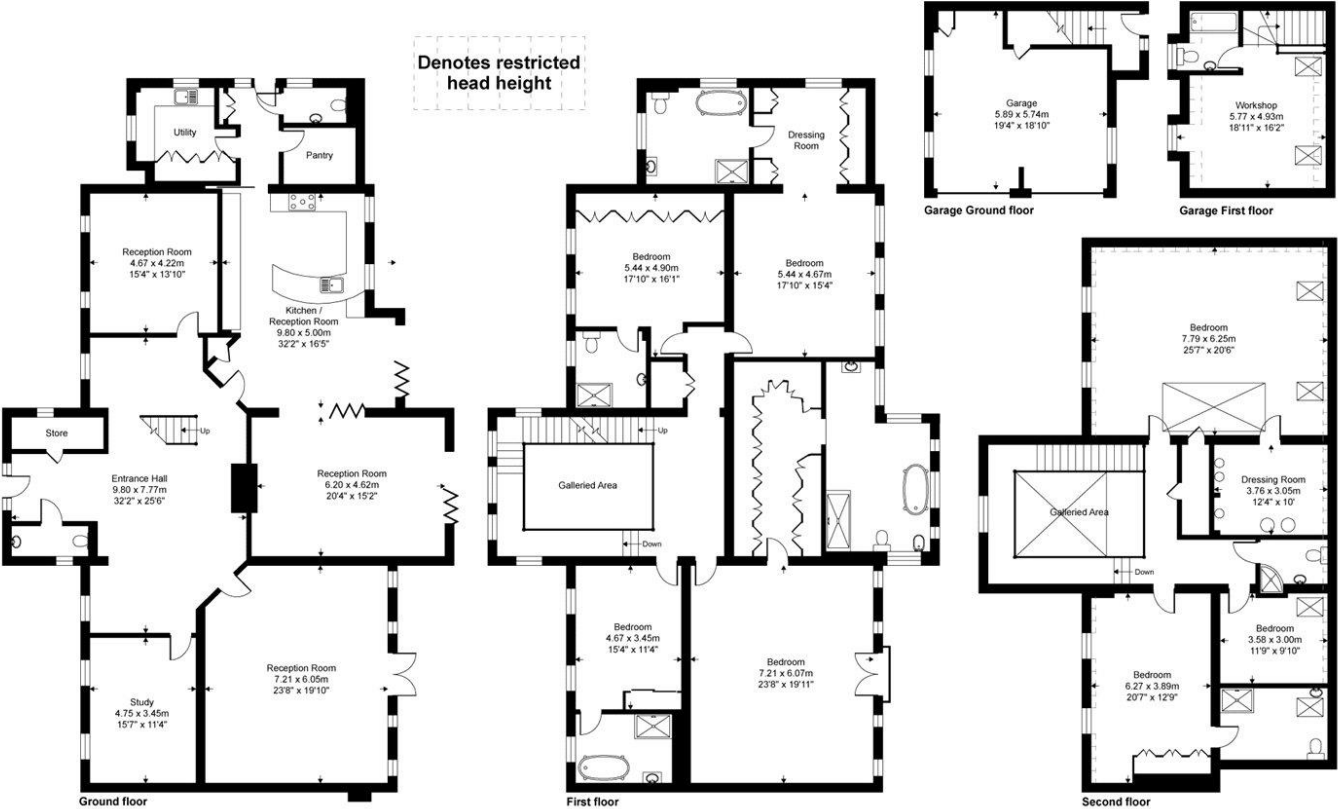
Sunning Avenue, Sunningdale, Berkshire, SL5
Gross Internal Area 7203 sq ft, 669.2 m²

Annabel Dight
Sunningdale Lettings
+44 (0) 1344 295 383
annabel.dight@savills.com



Sunning Avenue, Ascot, SL5

Gross internal floor area (approx):
669.2 sq m / 7203 sq ft (Excludes Restricted Head Height & Galleried Areas & Includes Garage)
For Identification only - Not to scale
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20191111MRGN

