



A STUNNING FAMILY HOME IN SUNNINGDALE ADJACENT TO THE GOLF COURSE.

CROSS ROAD, SUNNINGDALE, BERKSHIRE, SL5 9RX

Part Furnished, £12,500 pcm + fees and other charges apply.*

Available from 01/06/2019



Accommodation

3/4 bedrooms suites • 4 reception rooms • Kitchen/ breakfast/family room • Utility room and 2 cloakrooms • Elevated terrace and stunning landscaped gardens • Integrated Sonos system, underfloor heating and Lutron lighting throughout • Self-contained 1 bedroom annexe • Triple garage • Gated entrance • Available 1 June • EPC Rating = C + C • Council Tax = H + A

Description

A stunning and unique family home with spacious and versatile accommodation arranged over three floors. The property has been extensively upgraded with bespoke and luxurious additions such as mirrored walls, feature fireplaces and stunning fitted storage units and furniture. The gated entrance leads to driveway parking and a detached triple garage. Steps lead up to the front door and entrance hallway which in turn leads to a study, utility room, cloakroom and impressive kitchen/breakfast/family room. The triple aspect kitchen is fully integrated with Miele appliances and has a great sense of space with a central island, family seating area and French doors which open to the terrace. A staircase leads to the formal entertaining floor with a dining room, drawing room, bar and cloakroom. Stairs lead down from the hallway to the ground floor where there are two vast bedrooms suites, both with dressing rooms and en suite bathrooms and one with air conditioning. There is garden access on this floor. An impressive triple aspect master suite spreads over the entire second floor and includes a seating area, dressing room and en suite bathroom. This indulgent suite also has a magnificent Marble Hill stone fireplace, air conditioning and stunning views of Sunningdale Heath Golf Course. There is a separate self-contained annexe above the garages with a kitchen, drawing room, shower room and bedroom. The grounds around the house offer beautiful flower beds, a manicured lawn and multiple outside seating areas, perfect for al fresco dining. Further features include inbuilt Sonos surround sound throughout and underfloor heating and Lutron lighting throughout the main house. Bespoke storage units have been carefully designed using a range of luxury veneers and leather and glass detailing in keeping with the unique design of each room. There is extensive exterior security and feature lighting highlighting the beautiful surrounding gardens. (Please note that the house and annexe are charged separately for council tax and utilities. Both properties have individual EPC certificates, full copies available on request).

Energy Performance

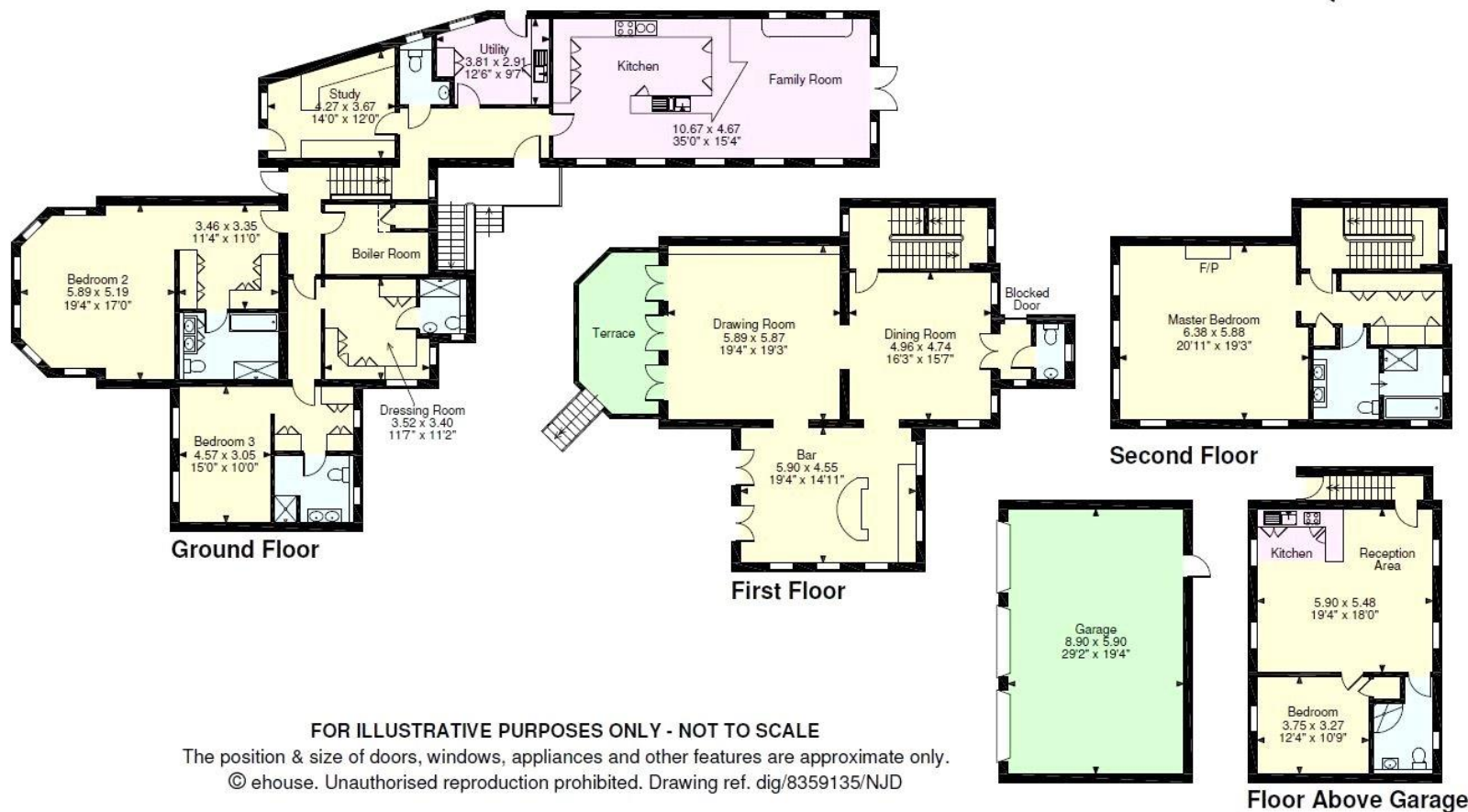
A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



Fairways Cross Road, Sunningdale
Main House gross internal area = 4,033 sq ft / 375 sq m
Garage gross internal area = 1,179 sq ft / 110 sq m
Total gross internal area = 5,212 sq ft / 484 sq m



FLOORPLANS

Gross internal area: 5212 sq ft, 484 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	80
(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		



* Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190603MRCN

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Sunningdale Lettings

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