



THE MACKINTOSH

SUNNINGDALE



**STUNNING PENTHOUSE
ARRANGED OVER TWO FLOORS,
IN THIS WORLD CLASS
ART-DECO DESIGNED
DEVELOPMENT COMPLETE
WITH 24 HOUR SECURITY,
CONCIERGE AND PRIVATE SPA**

The Mackintosh, Charters Court,
Charters Road, Sunningdale SL5 9FG

Drawing room with bar area and roof terrace

- ◆ open plan kitchen/family room with balcony
- ◆ wine store ◆ balcony and extensive terraces
- ◆ 3 bedrooms all en suite ◆ private lift
- ◆ 24 hour concierge and security ◆ underground parking ◆ spa facilities with gym, indoor pool, games room and tennis court



DESCRIPTION

The Mackintosh is a stunning penthouse arranged over two floors and is beautifully set on the second and third floor of the development with two extensive terraces overlooking the grounds. The property benefits from 3 bedrooms (Master with dressing room), 5 bathrooms (3 en suite) open plan reception and kitchen areas, separate utility room and benefits from two entrances: a private lift directly to the third floor entertainment area and a further entrance on the second floor; an Italian marble staircase links the two floors internally.

The kitchen is well fitted with a range of Bulthaup units, light work surfaces, quality Miele and Gaggenau integrated appliances and a central island with further storage and a breakfast bar. The area opens to the sitting area and dining room, both with French doors to the balcony, their functions interchangeable according to personal requirements. All internal areas including the bedrooms and bathrooms, are equally well considered and luxuriously finished.

The design provides excellent living and entertainment space with a well-proportioned drawing room with fitted bar area featuring dual aspect walls of glass with doors to two terraces – perfect for alfresco dining and relaxation with a spa bath to one end.

The apartment features art deco-style detailing combined with luxurious touches, including touchpad controlled air conditioning, heating, lighting, curtains and entertainment systems.

LOCATION

Charters comprises three fine buildings set within extensive parkland grounds: The Mansion – the original Grade II listed Art Deco residence; The Court House and The Garden House.

The Court House development at Charters is the epitome of delightful, secluded luxury. The apartments here are set apart in 22 acres of Berkshire countryside, surrounded with mature trees creating a sense of both privacy and peace.

To the east is a splendid colonnade enclosing a sculptured water fountain and rock garden. Residents are able to enjoy woodland walks through rhododendrons, magnificent oak trees, majestic scotch firs and native shrubs with displays of vibrant colour all year round.

By road, Central London (Knightsbridge) is around 26 miles away and is accessible via the M3 and the M4. Heathrow Airport is less than 15 miles away, while private jet facilities are available at Farnborough Airport. There are also excellent regular train services to London Waterloo from either Sunningdale or Ascot stations.



Windsor, Ascot and the surrounding area are well known for their boutiques, restaurants and traditional country public houses. The area also boasts some of the finest restaurants with Coworth Park in Ascot, as well as the Michelin starred The Waterside Inn and Heston's Blumenthal's restaurants in Bray (around 10 miles distant).

There are numerous well-known events locally including Royal Ascot, the annual PGA Championship at Wentworth Golf Club and the Cartier International Polo at Smith's lawn. Henley Regatta is around 20 miles away.

For leisure there are some prestigious golf clubs nearby, including Wentworth, Sunningdale and The Berkshire; polo is available at Coworth Park, the Royal County of Berkshire Polo and Guards Polo Club and boating on the River Thames at Windsor and Henley.

The area is also fortunate to have some of the best independent schools including Wellington College, Eton College, Heathfield School, St George's and St Mary's Ascot. For international schooling, TASIS (The American School) and ACS (American Community School) are both in Egham.

ADDITIONAL INFORMATION

Tenure: Freehold

Postcode: SL5 9FG

Local Authority: Windsor and Maidenhead Council.

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

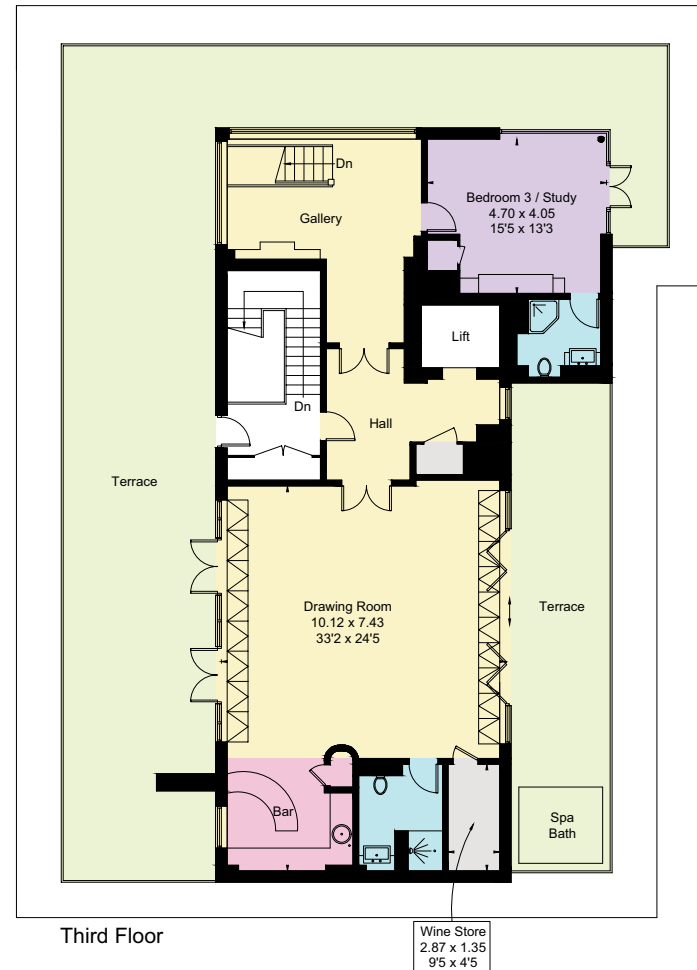
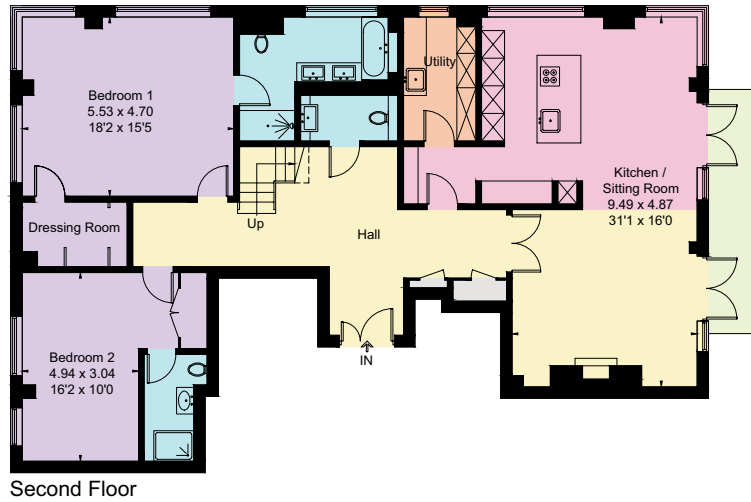
Viewing: Strictly by appointment with Savills.





FLOORPLANS

Gross Internal Area (approx) = 298.6 sq m / 3214 sq ft
(Excluding Fire Escape & Lift)



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