



A beautifully refurbished detached family home

Harwood House, Truss Hill Road, Sunninghill, Berkshire, SL5 9AL

Guide price £2,750,000 Freehold



Drawing room • Kitchen/breakfast/family room • Study
• 4 bedrooms • 4 bathrooms • 5th bedroom/annexe •
Double garage • Privately gated & landscaped grounds

Local information

Harwood House is located in the delightful village of Sunninghill with access to both Sunningdale and Ascot stations providing services to London (Waterloo).

By road, Sunninghill is convenient for the M3, M25, M4 motorways and Heathrow Airport.

There are a number of renowned schools in the area including Papplewick, Hall Grove, St George's and St Mary's Ascot, The Marist Schools and Charters. Eton and Wellington colleges are accessible as are the international options of TASIS and ACS Egham.

About this property

Harwood House is a well presented home which has been fully refurbished and now provides excellent versatile and contemporary family living.

The accommodation is set over two floors. The impressive open plan Nicholas Anthony kitchen/breakfast/family room is the heart of the home with a central island, a light and spacious breakfast and family area with bi fold doors on to the terrace. To complete the ground floor there is a galleried reception hall, an elegant drawing room with French doors opening to the terrace, a study, a guest cloakroom and utility room with access to the garage.

On the first floor there is the principal bedroom suite with dressing room and en suite bathroom, three further bedrooms (one en suite) and a family bathroom. There is a fifth bedroom/annexe above the garage.

Outside, there is a full width sun terrace accessed from both the kitchen and drawing room ideal for outside entertaining. The beautiful landscaped rear garden is mainly laid to lawn with well stocked and mature flower beds and border providing seclusion and privacy.

The gated entrance leads to a sweeping driveway with parking for several cars as well as the attached double garage with a self contained annexe/fifth bedroom above.

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

Tenure

Freehold

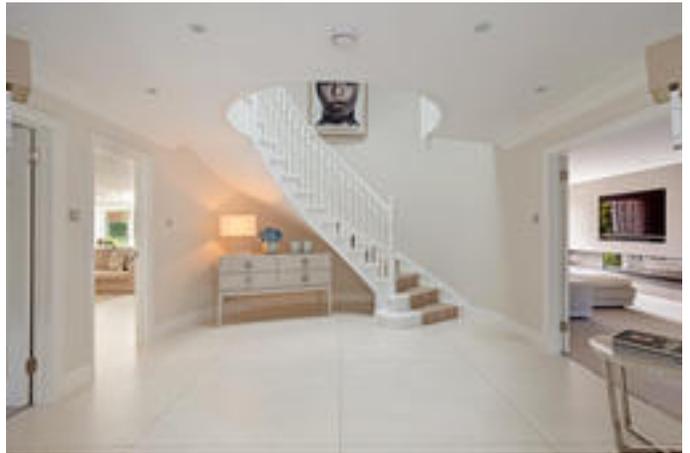
Local Authority

Royal Borough of Windsor & Maidenhead Council Tax Band H

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills





Harwood House, Truss Hill Road, Sunninghill, Berkshire, SL5 9AL

Gross internal area (approx) Main House 336.5 sq m / 3622 sq ft

Outbuildings Garage 28.5 sq m / 307 sq ft

Total 365.0 sq m / 3929 sq ft

Karen Brannigan

Savills Sunningdale

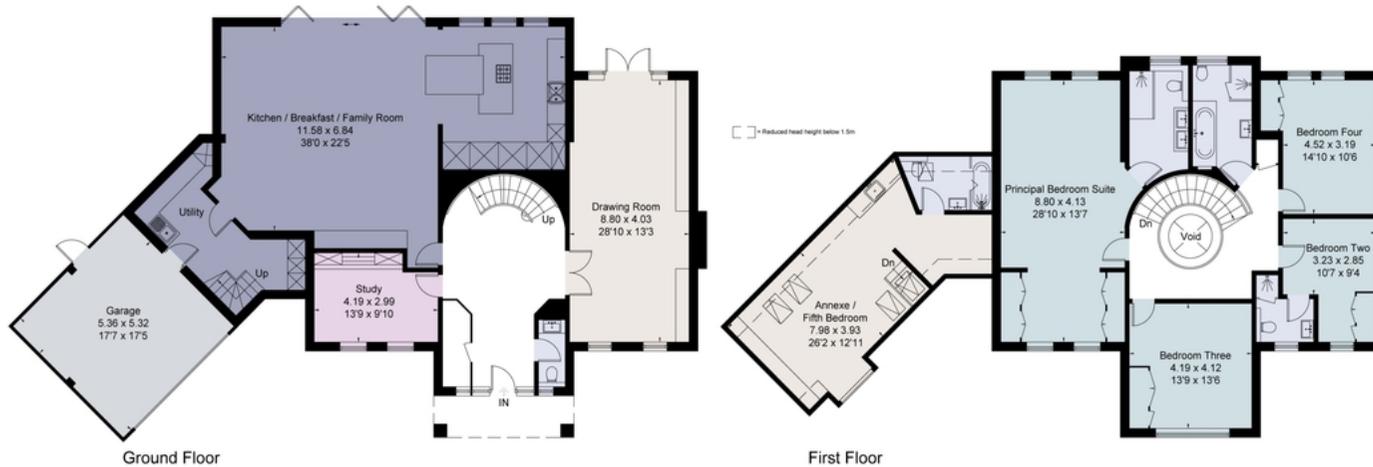
01344 626162

kbrannigan@savills.com

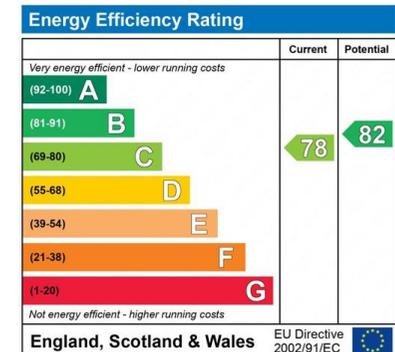


savills

savills.co.uk



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 300210



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22026082 Job ID: 160723 User initials: IMG

