



# A contemporary home with separate studio

Cedarwood, Shrubbs Hill Lane, Sunningdale, SL5 0LD

Freehold





Open plan kitchen/dining/reception room • Utility room  
• Cloakroom • Three bedrooms (two with dressing rooms  
and en suite bath/shower rooms) • Family bathroom  
• Detached office • Off street parking • Gated entrance  
• Landscaped gardens • Sonos surround sound system  
• CCTV

#### **Description**

Cedarwood is a contemporary home offering bright and flexible accommodation over two levels with a separate detached office. The main living area is a stunning dual height open plan kitchen/dining/reception room with contemporary designed gas fire and bi fold doors accessing the terrace. There is a separate utility room and cloakroom. The inner hallway leads onto the guest suite with en suite shower and dressing room and bi fold doors on to the terrace, a further bedroom and family bathroom. Stairs rise from the living area to the principal suite with en suite bathroom and dressing area.

Outside, there are two driveways to the property, approached via two separate electric gates, which provide parking for several cars.

The garden has been specifically landscaped to reflect the house offering views of nature from the garden and the planting is specific to the house and the orientation of the sun. There is a paved terrace with secret pathways meandering through lawns, wonderful herbaceous borders and outside lighting. A detached office is set in the tranquil gardens offering an ideal spot to relax or work from home.

#### **Situation**

Cedarwood is situated in a sought after residential road in Sunningdale, with access to the local shops, Waitrose and main line station providing services to London (Waterloo).

By road, Sunningdale is convenient for Heathrow Airport (T5), M3, M4 and M25 motorways.

There are a number of renowned schools in the area including Hall Grove, Papplewick, Charters, The Marist Schools, St George's and St Mary's Schools Ascot. There are two international options; TASIS and ACS and access to Eton and Wellington Colleges.

#### **Services**

The property has mains gas, electric, water and drainage.

#### **Fixtures and Fittings**

All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

#### **Local Authority**

Royal Borough of Windsor and Maidenhead

#### **Tenure**

Freehold

#### **Energy Performance**

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







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**Approximate Floor Area** 173.2 sq m / 1864 sq ft

**Outhouse** 17.3 sq m / 186 sq ft

**Total** 190.5 sq m / 2050 sq ft



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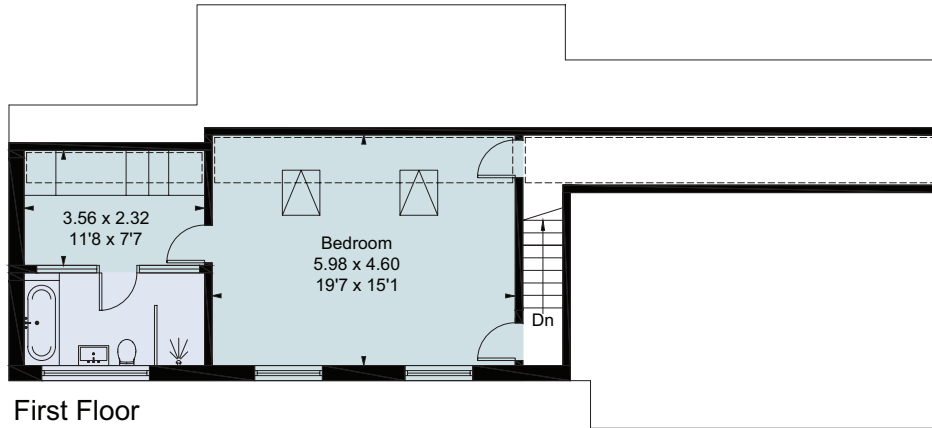
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**Charlie Fisher**

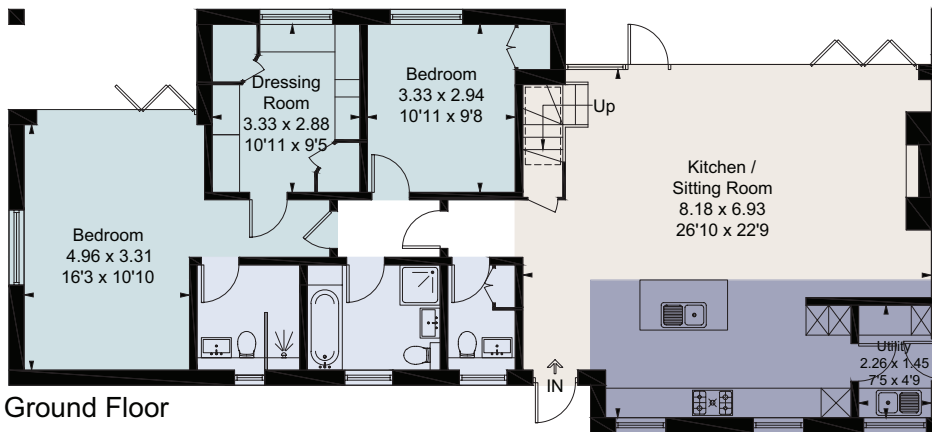
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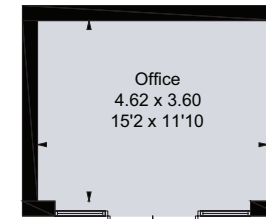


First Floor



Ground Floor

= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

| Energy Efficiency Rating                          |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| (92-100) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                  | 83      | 90        |
| (69-80) <b>C</b>                                  |         |           |
| (55-68) <b>D</b>                                  |         |           |
| (39-54) <b>E</b>                                  |         |           |
| (21-38) <b>F</b>                                  |         |           |
| (1-20) <b>G</b>                                   |         |           |
| Not energy efficient - higher running costs       |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

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