

OAK HOUSE

Kings Road, Sunninghill, Berkshire, SL5 0AG



An elegant property recently built to an exacting standard

OAK HOUSE, KINGS ROAD,
SUNNINGHILL, BERKSHIRE, SL5 0AG

- ◆ Reception hall ◆ Drawing room ◆ Dining room
- ◆ Kitchen/breakfast room ◆ Family room ◆ Principal bedroom suite with dressing area and en suite bathroom ◆ 4 further bedrooms (3 en suite)
- ◆ Bedroom 6/cinema ◆ Utility room ◆ Cloakroom
- ◆ 3 store areas ◆ Detached double garage ◆ Gated entrance ◆ Landscaped grounds

DESCRIPTION

Oak House has been designed and built to a high specification creating a wonderfully finished contemporary residence in Sunninghill Village.

The house is ideal for both luxurious family living and formal entertaining with spacious and stylish accommodation over three floors. The versatile arrangement allows for either additional bedrooms or teenage/guest space on the upper floor.

Oak House offers bright light spaces and flowing accommodation which combine to create a luxurious family home set within secure landscaped gardens. The drawing room is a particular highlight with the impressive bay leading out onto the rear gardens. The ground floor has three formal reception rooms as well as the beautifully appointed kitchen/ breakfast room. The ground floor accommodation is completed by the utility room and a guest cloakroom off the reception hallway. On the first floor the impressive principal bedroom suite encompasses the majority of the rear elevation. There are three further bedroom suites on the first floor. On the second floor there are two further bedrooms, which would be suitable for other uses. They are serviced by the family bathroom and the large plant room is also located on the second floor.

SITUATION

Oak House is situated in Sunninghill, a pretty village near Ascot and Sunningdale. The local area is rural and leafy yet perfectly positioned for access to London and the motorway network. There are some superb amenities in the village and in Ascot and Sunningdale including a number of delightful restaurants, cafes, delicatessens, sophisticated fashion boutiques and general stores.



The surrounding towns and villages are well known for their boutiques, bars, brasseries and traditional country public houses. The area also has some of the finest restaurants with Coworth Park in Ascot, as well as the Michelin starred The Waterside Inn and The Fat Duck restaurants in Bray. There are few places as well located to enjoy some of the country's best known events including Royal Ascot, the annual PGA Championship at Wentworth Golf Club and the Cartier International Polo at Smith's Lawn.

Families will also appreciate the number of renowned schools including Eton College, Wellington College, Papplewick, Charters, The Marist Schools and St George's and St Mary's Schools in Ascot. International options include TASIS and The ACS Egham International School.

Travel services and connections are excellent. By road, Central London is about 25 miles away, Heathrow Airport is about 11 miles away. Rail services from Ascot into London take a comfortable 50 minutes.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, drainage, electricity and gas.

Local Authority: Royal Borough of Windsor and Maidenhead
Tel: 01628 683800

Viewing: By appointment with Savills

Fixtures and fittings: All items of fixtures and fittings, including carpets, curtains/blinds and kitchen equipment are specifically excluded unless mentioned, but may be available by separate negotiation.

Agents Note: Photographs dated December 2016



FLOOR PLANS

Approximate Floor Area = 533.9 sq m / 5747 sq ft

Garage = 43.1 sq m / 464 sq ft

Total = 577.0 sq m / 6211 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B	85	88
(81-90)	C		
(61-80)	D		
(51-60)	E		
(31-50)	F		
(1-30)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



SAVILLS SUNNINGDALE
 Karen Brannigan
 kbrannigan@savills.com
01344 626162
 savills.co.uk

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