



BOUNDARY HOUSE

LADY MARGARET ROAD, SUNNINGDALE

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Lady Margaret Road, Sunningdale, Berkshire SL5 9QH

A magnificent gated family home set in mature landscaped grounds built by luxury house developers Ashley Homes

Galleried reception hall ♦ Drawing room ♦ Dining room ♦ Sitting Room ♦ Triple aspect kitchen / breakfast / family room ♦ Bootroom / laundry ♦ Study

Master bedroom with dressing room, ensuite and terrace ♦ Five further bedrooms ♦ 3 en-suite ♦ Cinema / games room ♦ Family bathroom

Triple garage with accommodation above ♦ Mature private gardens



BOUNDARY HOUSE

This stunning family home has been thoughtfully designed by the present owners to offer stylish living accommodation set over 3 floors.

Enter via an oversized front door into the spacious galleried reception hall with porcelain flooring, leading to the impressive entertaining rooms including the drawing room, with a stone surround fireplace and bi-fold doors leading into the gardens, and the open plan dining room also featuring bi-fold doors leading onto the terrace.

The triple aspect kitchen/ breakfast/ family room is the heart of this impressive home again with views over, and bi-fold doors leading to, the terrace.

The wonderful kitchen family room is perfectly designed to create an open plan, yet compartmentalised family space with a comprehensive kitchen created by multi-award winning London based Italian Designer Marazzi Design with a feature breakfast bar plus light and spacious dining area and informal seating areas with bi-fold doors leading to the terrace. There is separate sitting room which can be accessed from either the kitchen or entrance hallway and could be used as a cinema or playroom.

The study is also found at the front of the house and benefits from being slightly secluded from the family space, so provides a tranquil work space. The ground floor is completed by the generous bootroom / laundry room, with access to the accommodation above, and two guest cloakrooms.

The master bedroom with dressing room and en suite bathroom has a large terrace overlooking the grounds. There are three further double bedrooms suites on the first floor all with en suite bathrooms or showers. On the 2nd floor there are two further bedrooms each with built-in wardrobes and a family bathroom. There is a 33' cinema / games room on the 2nd floor.

There is a C-BUS Smart Home Lighting System, Cat 6 wiring and underfloor heating and airflow ventilation throughout.

There are wonderful views over the landscaped rear garden which has a large terrace with steps down to a lawn which is bordered with shrubs and trees.



SITUATION

Boundary House is set behind electric gates in a sought after residential road in Sunningdale.

Local shopping, including Waitrose, and the restaurants and coffee shops are just a short walk away as is Sunningdale Mainline Station with direct service into London (Waterloo).

Other major towns offering a greater choice of retail and leisure facilities include the historic town of Windsor (about 6 miles away), Guildford and Reading. Transport links to the M3 and M25 are good.

There is an excellent choice of schools locally such as Papplewick, The Marist Schools, Hall Grove and St George's and St Mary's Schools in Ascot. Eton College and Wellington College are within easy reach.

Local golf clubs include Sunningdale, Wentworth and The Berkshire, there is racing at Ascot and polo at Smith's Lawn. Coworth Park, health and tennis clubs, spa hotels, Windsor Great Park and Virginia Water Lake are all close by.

ADDITIONAL INFORMATION

Postcode: SL5 9QH

Tenure: Freehold

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

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

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

Viewing: Strictly by appointment with Savills.





FLOORPLANS

Approximate IPMS2 Floor Area = 706.2 sq m / 7601 sq ft (Excluding Voids)

Garage = 51.7 sq m / 556 sq ft

Limited Use Area = 20.6 sq m / 222 sq ft

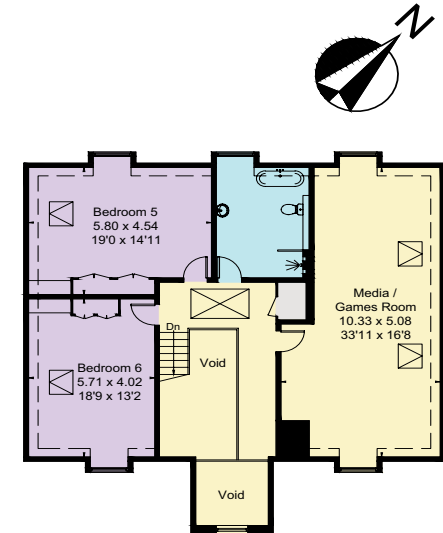
Total = 778.5 sq m / 8379 sq ft



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	88	89
(69-80) C		
(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		



Savills Sunningdale
 Mount Lodge, London Road,
 Sunningdale, Berkshire, SL5 0EP
sunningdale@savills.com
01344 626162
savills.co.uk

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