



NEW PLACE

SUNNINGDALE



A STUNNING 3 BEDROOM APARTMENT WITH A PRIVATE GARDEN

4 NEW PLACE, LONDON ROAD,
SUNNINGDALE, ASCOT, SL5 9SD

Drawing Room ♦ Kitchen ♦ 3 Bedrooms
♦ 2 Bathrooms ♦ West Facing Private Garden
♦ Garage and Allocated Parking
♦ Gated Entrance ♦ Photographs taken more
than 6 months ago.

DESCRIPTION

New Place is a sympathetic conversion of a fine Edwardian country residence in Sunningdale. The property is gated and set in beautifully landscaped grounds of about 3.7 acres.

Number 4 is on the first floor and is one of only five apartments in this magnificent house. A spacious dual aspect drawing room overlooks the grounds and has an area for dining and a working fireplace. There is also a kitchen, three bedrooms, a family bathroom and a family shower room. The apartment is light and airy with original windows and high ceilings.

A key feature of 4 New Place is the private west facing garden which is sheltered by trees and shrubbery. The gated grounds have been recently landscaped and provide allocated parking and ample visitors parking along with a private garage.



SITUATION

New Place is situated just over half a mile from Sunningdale which provides a variety of delightful restaurants, cafes, delicatessens and traditional public houses. More extensive shopping facilities can be found in Camberley and Windsor

Travel services and connections are excellent, especially for those looking for access to London, with regular trains direct to Waterloo running from nearby Sunningdale Station. By road, Central London is about 27 miles away and is easily reached via the M4, M25 and M3. Heathrow Airport is about 10 miles away and easily accessible without driving on motorways.

There are an excellent choice of local schools including Charters, Sunningdale, Papplewick, TASIS and the ACS.

Superb leisure and sporting facilities are available locally such as the golf courses of Sunningdale, Wentworth and The Berkshire; with Virginia Water Lake and Windsor Great Park providing walking and cycling opportunities.

ADDITIONAL INFORMATION

Postcode: SL5 9SD

Tenure: Leasehold

Local Authority: Surrey Heath Borough Council

Services: The property has mains electricity, gas, water and drainage services.

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

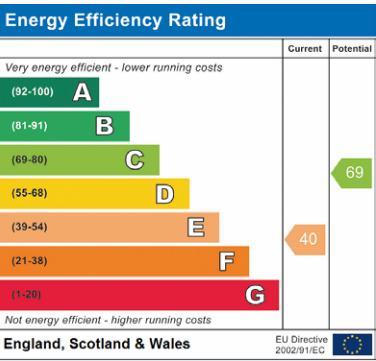
Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.



FLOORPLANS

Total gross internal area: 104.4 sq m / 1124 sq ft
 Garage = 16.6 sq m / 179 sq ft
 Total = 121.0 sq m / 1303 sq ft



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