



# FARM CLOSE

SUNNINGHILL



# A CHARMING FAMILY HOME SET IN A PEACEFUL CUL DE SAC IN SUNNINGHILL

6 FARM CLOSE, SUNNINGHILL,  
BERKSHIRE, SL5 7AR

Entrance Hallway ♦ Garden Room ♦ Kitchen/  
Breakfast Room ♦ Dining Room ♦ Drawing Room  
♦ 2 Bedrooms ♦ 1 Bathroom ♦ Off Street Parking

## DESCRIPTION

6 Farm Close is a beautifully presented semi-detached family home set in a peaceful no-through lane. The red brick Victorian cottage is set back from the road with off street parking and approached via a gravel pathway.

The front door opens onto an entrance hallway and garden room with a vaulted ceiling and double doors onto the garden and patio area. The double-aspect kitchen/breakfast room has views of the garden which stretches back in excess of 100ft and is sheltered by mature trees and shrubbery. There is a spacious dining room and bright drawing room with a large bay window and wood-burning stove.

The first floor has a recently fitted family bathroom and two light and spacious double bedrooms with built-in wardrobes.

6 Farm Close is full of character and offers the perfect opportunity for village living in a desirable location with opportunity to extend subject to planning permission.



## SITUATION

Ascot High Street offers a range of shops for daily needs, with a further choice of independent, specialist shops in Sunninghill and Waitrose in Sunningdale. More extensive shopping facilities are available in nearby Windsor and Bracknell.

Rail services to London (Waterloo) are available from Ascot (0.8 miles) or Sunningdale station. The M3 can be accessed at J3, the M25 at J13 leading to Heathrow Airport and Terminal 5, the M4, central London and the motorway network beyond.

Sporting facilities in the area include the golf clubs of Wentworth, Sunningdale, Swinley Forest and The Berkshire. Racing and polo fixtures are held at the world famous Ascot Race Course and Smith's Lawn. Health clubs locally include Wentworth Club and Coworth Park Hotel Spa.

There is extensive schooling in the area including Charters, St. Mary's School, Heathfield, St. George's and Papplewick.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** SL5 7AR

**Local Authority:** Royal Borough of Windsor and Maidenhead

**Services:** The property has mains gas, electricity, 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.

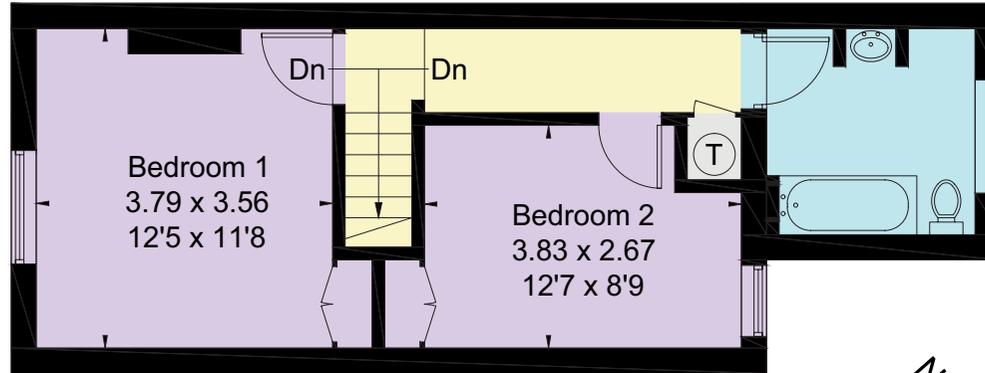
**Energy Performance:** A copy of the full Energy Performance Certificate is available upon request.

**Viewing:** Strictly by appointment with Savills.

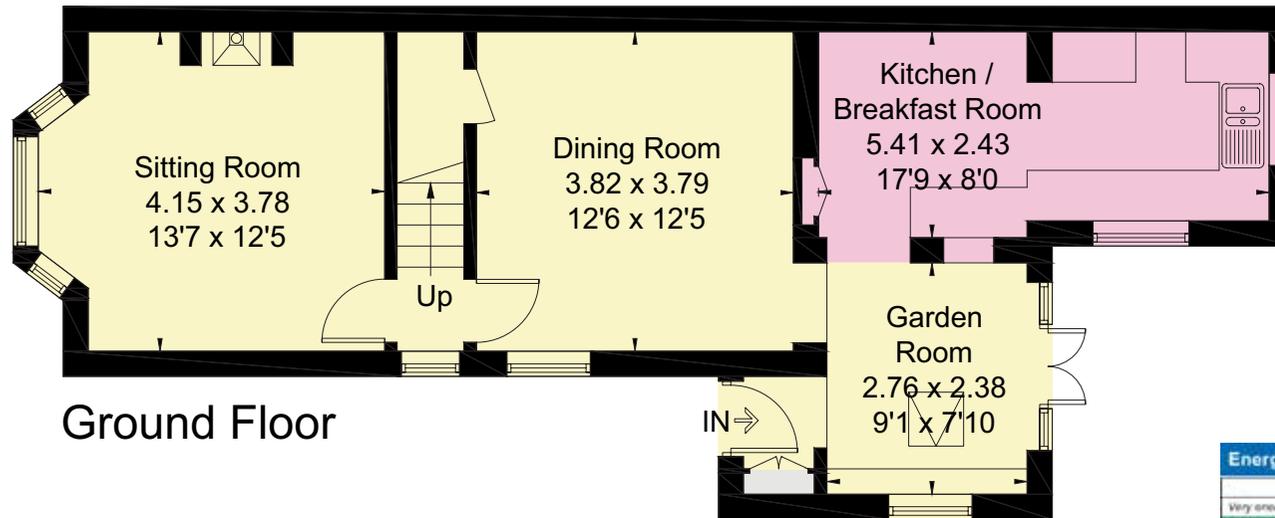


## FLOORPLANS

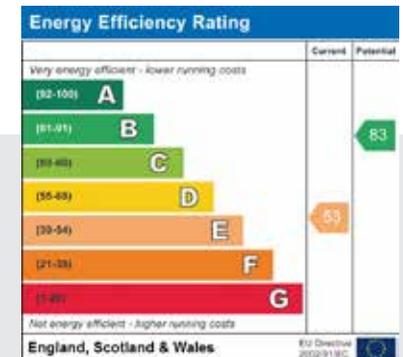
Gross Internal Area (approx) = 95.6 sq m / 1029 sq ft



First Floor



Ground Floor



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