



An exceptional apartment with private garden

Flat 2, New Place London Road, Sunningdale, SL5 9SD

Leasehold



Ground Floor • Drawing Room/Dining Room • Kitchen
• Two Bedrooms • Family Bathroom • Private Garden
• Communal Gardens • Garage • Allocated Parking
• Visitors Parking

Description

Forming part of a character country house of just five apartments, number 2 New Place is a ground floor apartment within this fine Edwardian country residence in Sunningdale.

The apartment offers a lovely drawing/dining room with high ceilings and steps up to another reception area where there is a working fireplace and built in storage. There is further built in storage in the master bedroom which is adjacent to the family bathroom, kitchen and bedroom two with en suite shower. French doors from the drawing/dining room provide access to the private garden with terrace, mature flower beds and lawned area.

The property is approached via electric gates opening onto a gravelled driveway. The grounds have been recently landscaped providing allocated parking and ample visitors parking which in turn leads to a private garage.

Situation

The property is conveniently located for the village of Sunningdale which has a range of shops suitable for daily needs. More extensive shopping facilities can be found in the towns of Windsor and Camberley. Travel services are excellent with regular trains direct to London (Waterloo) from Sunningdale station.

By road, Central London is about 27 miles away via the M4, M25 and M3 motorways, Heathrow Airport (T5). Schooling is exceptional and includes Charters, Sunningdale, Papplewick, The Martist schools and two international schools, TASIS and ACS in Egham. Leisure facilities in the vicinity include golf at Sunningdale and Wentworth, racing at Acot, polo at Smith's lawn and Windsor Great Park provides walking and cycling opportunities.

Local Authority

Surrey Heath Borough Council

Services

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

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.





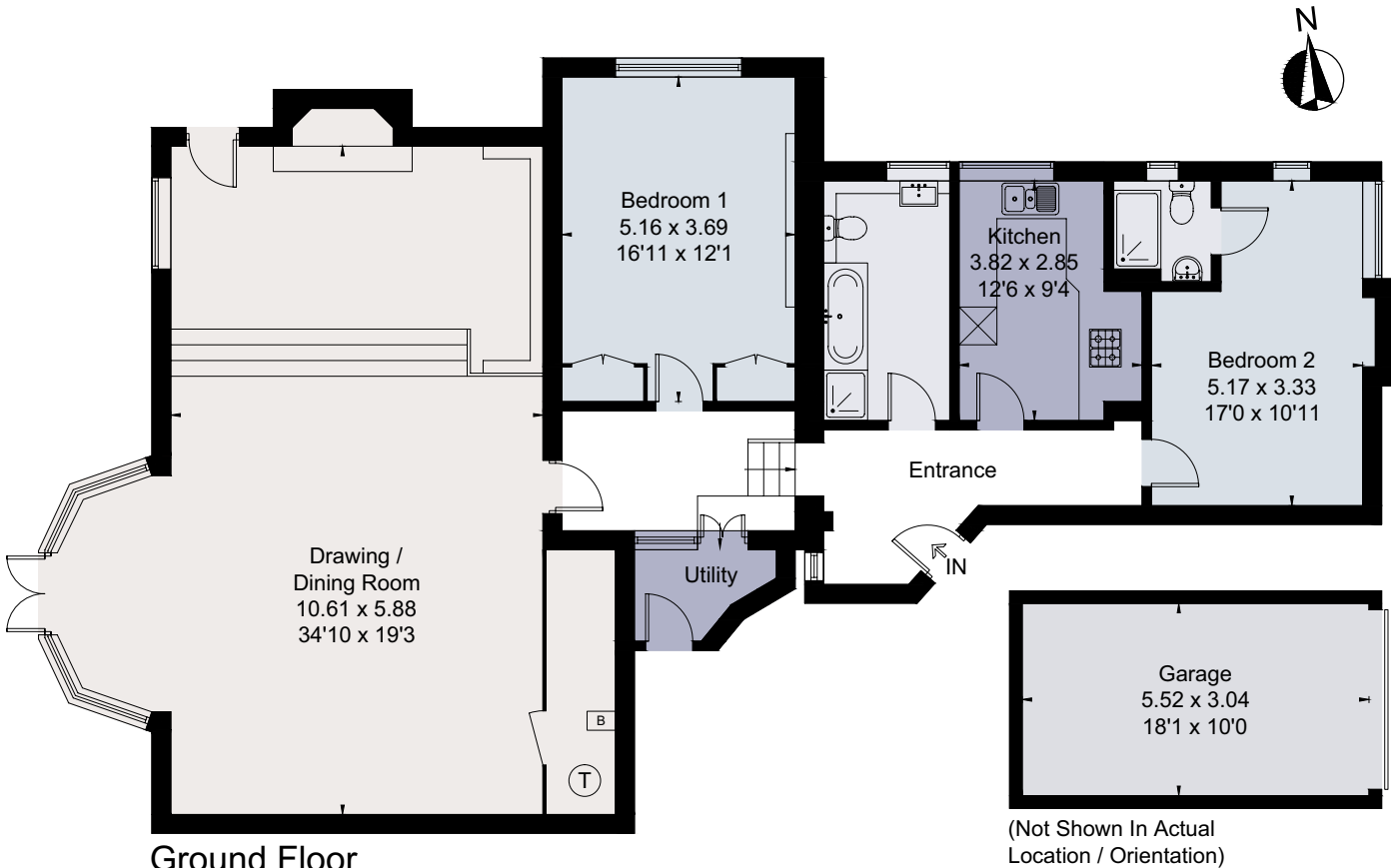
Flat 2 New Place, London Road, Sunningdale, SL5 9SD
Approximate Area 158.5 sq m / 1706 sq ft
Garage 16.8 sq m / 181 sq ft
Total 175.3 sq m / 1887 sq ft
Including Limited Use Area (2.6 sq m / 28 sq ft)



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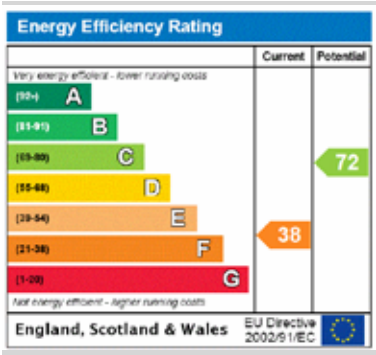
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Ground Floor

(Not Shown In Actual
Location / Orientation)



For identification only. Not to scale. © 190927MG

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