



SUNNING HOUSE

SUNNINGDALE



A DELIGHTFUL CONVERSION SET IN THE GOLF COURSE

FLAT 9, SUNNING HOUSE,
LONDON ROAD, SUNINGDALE,
BERKSHIRE, SL5 9QN

1 bedroom ♦ 1 bathroom

Open plan kitchen/dining room

Drawing room ♦ Sun room ♦ Garage

Resident's and visitor parking

DESCRIPTION

Flat 9 forms part of the delightful conversion of Sunning House and is ideally situated in the heart of Sunningdale Heath Golf Course.

The apartment is on the first floor and consists of a triple aspect, formal drawing room, a dual aspect kitchen/dining room, sun room and a well-proportioned bedroom with built in storage.

Outside, the development sits in just under 4.5 acres and benefits from some fantastic, mature, communal grounds and gardens with direct access to the golf course. The property has its own garage with additional parking at the front of the building.



SITUATION

Amenities in Sunningdale are within reaching distance and include a number of delightful restaurants, cafes, delicatessens and traditional country 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 25 miles away and is easily reached via the M4, M25 and M3. Heathrow Airport is about 11 miles away and easily accessible without driving on motorways.

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

ADDITIONAL INFORMATION

Please note the photographs shown in the brochure were taken February 2019.

Tenure: Leasehold

Post Code: SL5 9QN

Local Authority: Surrey Heath Borough Council

Services: The property benefits from mains electricity, water, drainage and gas.

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.

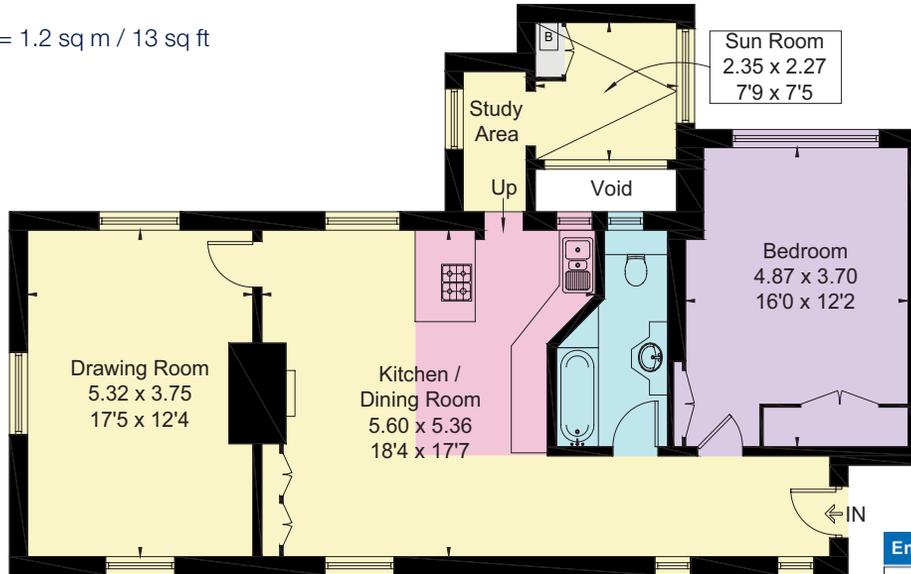
Viewing: Strictly by appointment with Savills.



FLOORPLANS

Approximate IPMS2 Floor Area = 88.9 sq m / 957 sq ft
(Excluding Void)

Limited Use Area = 1.2 sq m / 13 sq ft



First Floor



Savills Sunningdale

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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 63 |
| (39-54) | E | 40 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |