



An immaculate ground floor apartment

13 Knole Wood, Devenish Road, Sunningdale, Berkshire, SL5 9QR

Leasehold



Open plan living/dining room • Kitchen • 3 bedrooms
 • 2 bathrooms • Private, 37 ft. terrace • Single garage
 • Set within about 5 acres of communal grounds

Description

13 Knole Wood represents a fantastic opportunity to enjoy a very well-presented, three bedroom, ground floor apartment in a purpose built development. The property has two well-proportioned, double bedrooms, each with their own en-suite, a third bedroom, currently being used as a study, a fully integrated kitchen and an open plan living/dining room complete with gas fire place. French doors from the living room open onto the 37 ft., private patio terrace overlooking the manicured gardens of approximately five acre estate.

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 Bracknell, 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 Sunningdale Station, about 0.9 of a mile from the property. 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. 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.

Local Authority

Royal Borough of Windsor and Maidenhead

Services

Mains gas, 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.





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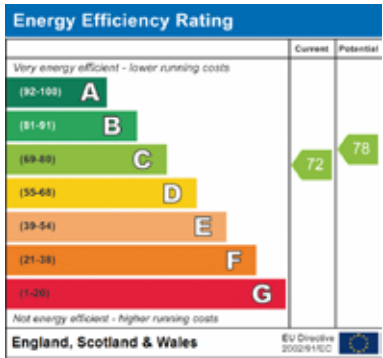
Approximate Area 119.0 sq m / 1281 sq ft
Including Limited Use Area (0.8 sq m / 8 sq ft)
Garage 14.8 sq m / 159 sq ft
Total 133.8 sq m / 1440 sq ft



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