



A purpose built townhouse in gated crescent

3 Beechcroft Close, Sunninghill, Berkshire, SL5 7DB

Freehold



Drawing room • Dining room • Kitchen/breakfast/family room • Utility room • Master bedroom suite with dressing rooms • 4 further bedrooms • 3 further bath/shower • Bedroom/study • Double garage • South facing garden

Description

Set in a recently completed gated development of townhouses, this semi detached property offers flexible luxury accommodation set over four floors. The lower ground floor offers a kitchen/family area with French doors leading to the south facing garden, utility, cloakroom and access to the integrated double garage. On the ground floor the entrance hall leads on to the sitting room with Juliette balconies overlooking the garden, separate dining room and cloakroom. The first floor boasts a bedroom suite with dressing room and en suite bathroom, one further bedroom, family bathroom and study. The second floor hosts the master bedroom suite with its two dressing rooms and en suite bathroom, two further bedrooms and a family bathroom.

Situation

The property lies in the village of Sunninghill which is conveniently located for Ascot and Sunningdale. Further leisure and shopping facilities may be found in the towns of Windsor and Camberley.

Rail connections to London (Waterloo) are available from Sunningdale and Ascot. Road connections are good with the M25 available, which in turn provides access for the M4, M3 and Heathrow Airport.

Sporting activities include golf at Wentworth, Sunningdale, Swinley Forest and The Berkshire, racing and polo fixtures are held at Ascot Race Course and Smith's Lawn. Windsor Great Park provides opportunities for horse riding, cycling and walking. The area is well served for schools, notably Wellington College, Papplewick, Hall Grove, St George's and St Mary's in Ascot, The Marist Schools and the ACS in Egham.

Local Authority

Royal Borough of Windsor and Maidenhead.

Services

The property has 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.





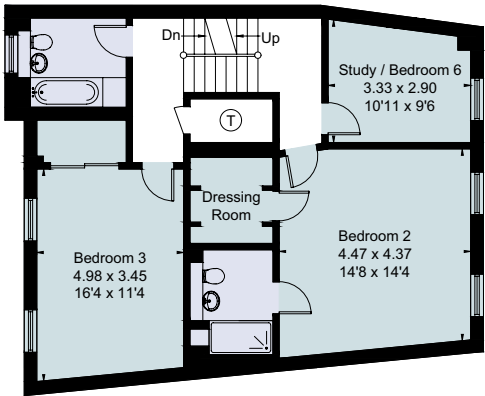
3 Beechcroft Close, Sunninghill, Berkshire, SL5 7DB
Approximate Floor Area 320.4 sq m / 3449 sq ft (Including Garage)



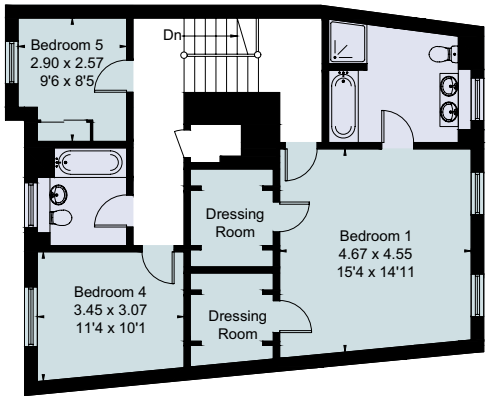
savills

savills.co.uk

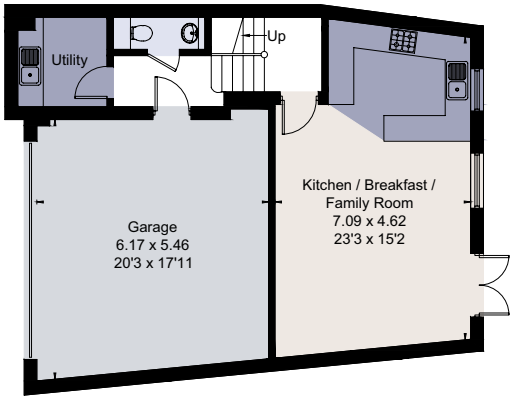
Frazer Chown
Savills Sunningdale
01344 626162
sunningdale@savills.com



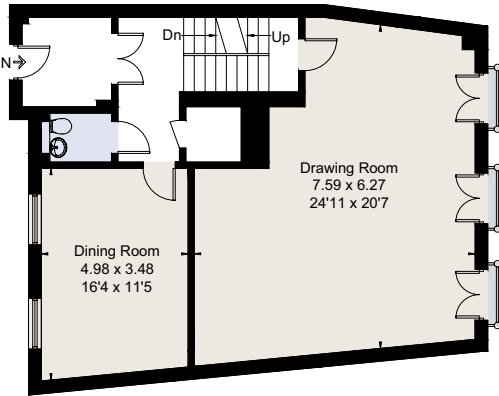
First Floor



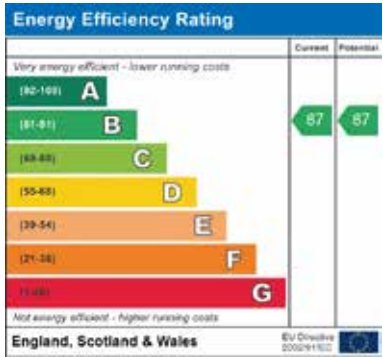
Second Floor



Lower Ground Floor



Ground Floor



For identification only. Not to scale. © 190709FC

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

