



A detached family home in central Sunningdale

9 Oakdene, Sunningdale, Berkshire, SL5 0BU

Freehold



Living room • Kitchen • Family/dining room • Utility room
• Office • Study • Principal bedroom with en suite • 3
further bedrooms • 2 further bath/shower rooms (one
being en suite) • Double garage

Description

9 Oakdene is a characterful detached family home which has been extended over recent years and now provides excellent flexible and versatile living accommodation over two floors with exposed beams.

The ground floor comprises a formal drawing room with feature inglenook fireplace, an open planned and fully integrated kitchen, a family/dining room with a log burner and bi-fold doors to the rear patio area, a separate utility room with access to the double garage, a study, an office and a guest cloakroom.

The first floor accommodation comprises a galleried landing, a principal bedroom suite with built in wardrobes and en suite shower. There are three further bedrooms (one being en suite) and a family bathroom.

Outside, the rear garden has a paved patio area, an area of lawn and well stocked flower borders including an acer tree. There is a raised decked area which overlooks the garden and ideal for al fresco dining, a BBQ area, a water feature and power, all enclosed by mature hedging and trees. To the front there is a block paved driveway providing parking for several cars leading to the double garage.

Situation

9 Oakdene is situated in a private cul de sac in Sunningdale, 0.5 of a mile to the main line station providing services to London (Waterloo).

There are a number of renowned schools in the area including Hall Grove, Papplewick, Charters, The Marist Schools, St George's and St Mary's Schools in Ascot, Eton and Wellington Colleges. There are two international options TASIS and ACS Egham.

Leisure amenities in the area include golf at Wentworth, Sunningdale, Swinley Forest and The Berkshire, racing at both Ascot and Windsor, polo at Smith's Lawn and Windsor Great Park.

Services: The property has mains, gas, electric, 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.

Local Authority: Royal Borough of Windsor and Maidenhead

Tenure: Freehold

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





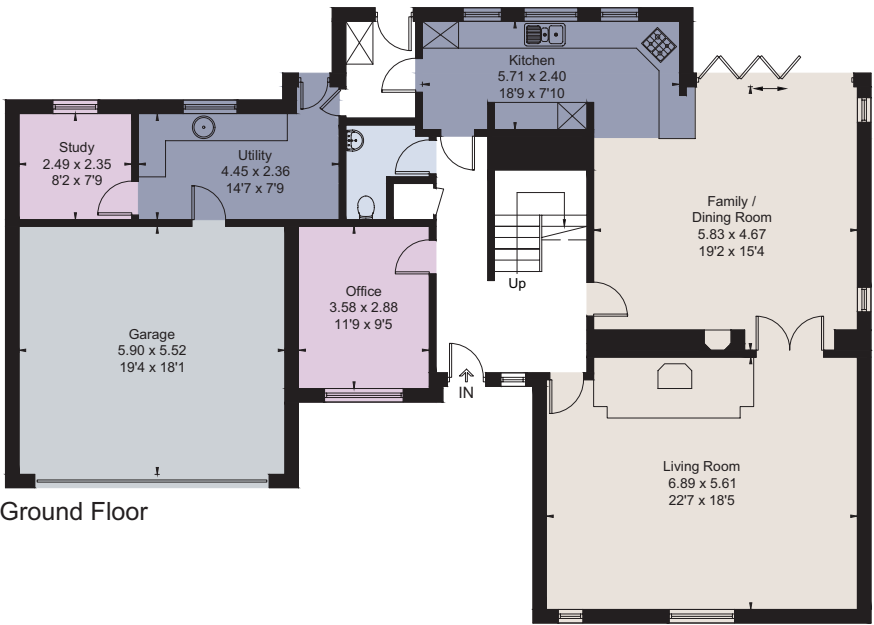
9 Oakdene, Sunningdale, Berkshire, SL5 0BU
Approximate Area 277.1 sq m / 2983 sq ft (Excluding Void)
Garage 32.4 sq m / 349 sq ft
Total 309.5 sq m / 3332 sq ft
Including Limited Use Area (7.6 sq m / 82 sq ft)



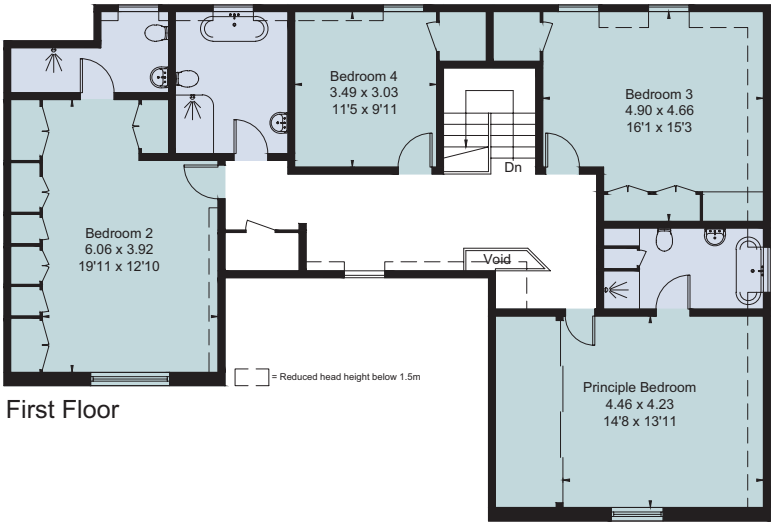
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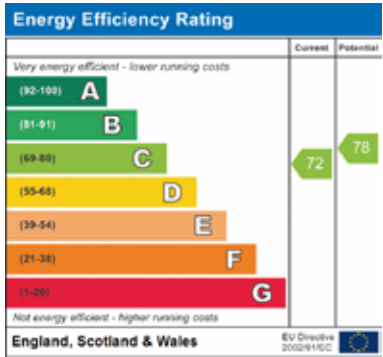
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Ground Floor



First Floor



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