



An impressive family home in Sunningdale

Sussex Place, 5 Sunning Avenue, Sunningdale, Berkshire, SL5 9PN

Freehold



Drawing room • Sitting room • Dining room • Family room
 • Study • Kitchen/breakfast room • Utility room
 • 2 cloakrooms • Principal bedroom with en suite and dressing room • 6 further bedrooms • 5 bath/shower rooms (3 being en suite) • Games room • Cinema room
 • Double garage • Summer house • In all about 0.63 acres

Description

Sussex Place is a substantial family home occupying a commanding position on one of Sunningdale's prime residential roads.

There is a versatile range of reception rooms which flow perfectly around a central hallway providing formal entertaining rooms and relaxed family rooms and a study. There is an impressive kitchen/breakfast room leading to a utility, cloakroom and a link to the cinema room.

The galleried landings with a lantern overhead flood the house with natural light. There are five bedrooms (four en suite) on the first floor and the second floor comprises a TV / games room, two bedrooms and a bathroom.

The grounds are a particular highlight at Sussex Place. The gated entrance opens onto a paved driveway and a double garage. There is thoughtful landscaping to both the front and rear gardens which provide attractive and varied planting and significant privacy. The rear garden is mainly laid to lawn with sweeping beds of mature shrubs and specimen trees and there is a charming summer house ideal for al fresco dining or a peaceful retreat. The rear garden also has extensive outdoor lighting.

Situation

Situated in Sunning Avenue and within one mile of local amenities including Waitrose and Sunningdale station providing services to London (Waterloo). By road Sunningdale is convenient for Heathrow Airport, M3, M4 and M25 motorways.

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 School Ascot. There are two international options; TASIS and ACS and access to Eton and Wellington Colleges.

Tenure

Freehold

Local Authority

Royal Borough of Windsor and Maidenhead.

Services

The property had 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.





Sussex Place, 5 Sunning Avenue
Gross Internal Area (Approx.) 7380 sq ft / 685.6 sq m
Outbuilding 188 sq ft / 17.5 sq m
Garage 419 sq ft / 38.9 sq m
Total 7568 sq ft / 703.1 sq



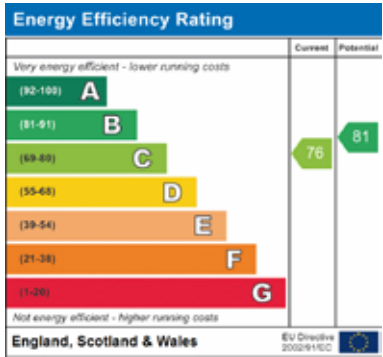
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