



A spacious detached family home in Sunningdale

9 Chanctonbury Drive, Sunningdale, Berkshire, SL5 9PT

Freehold



Drawing room • Dining room • Kitchen/breakfast/family room • Utility room • Snug • Principal bedroom with en suite shower • 4 further bedrooms • Family bathroom • Double garage • Landscaped gardens • Potential to extend subject to the necessary planning consents

Description

9 Chanctonbury Drive is a well presented detached family home with potential to extend, subject to the necessary planning consents.

The accommodation is set over two floors and comprises a fully integrated kitchen/breakfast/family room, a drawing room with feature fireplace, a formal dining room, snug, utility room and cloakroom. There are doors from both the kitchen and drawing room opening onto the rear garden.

The first floor accommodation features the principal bedroom suite with built in cupboards and en suite shower, four further bedrooms and a family bathroom. There is access to the loft space with potential to convert into a room, subject to the necessary planning consents.

Outside, to the front there is a paved driveway providing parking for several cars, a double garage with electric doors and storage. The gardens to the rear are a particular feature with an area of lawn, attractive mature borders and a terrace running the width of the house.

Situation

9 Chanctonbury Drive is situated in a sought after residential road in Sunningdale with access to the local shops, Waitrose and main line station providing services to London (Waterloo).

By road, Sunningdale is convenient for Heathrow Airport (T5), 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, Schools Ascot. There are two international options; TASIS and ACS Egham and access to Eton and Wellington Colleges.

Tenure: Freehold

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.





9 Chanctonbury Drive, Sunningdale, Berkshire, SL5 9PT
Approximate Area 208.9 sq m / 2248 sq ft
Garage 30.6 sq m / 329 sq ft
Total 239.5 sq m / 2577 sq ft
Including Limited Use Area (2.6 sq m / 28 sq ft)



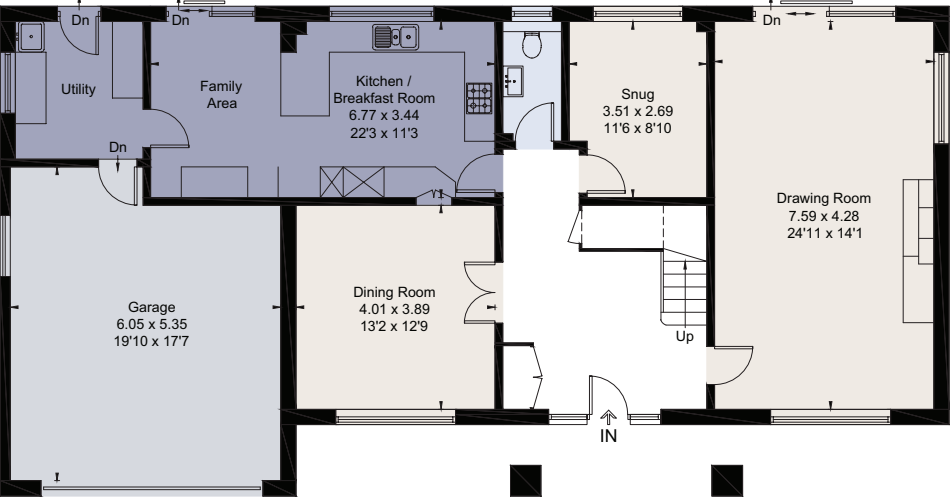
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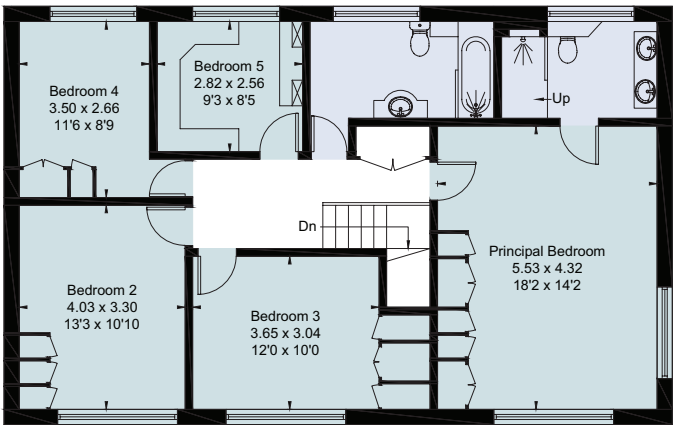
Frazer Chown
Savills Sunningdale
01344 626162
sunningdale@savills.com



☐ = Reduced head height below 1.5m

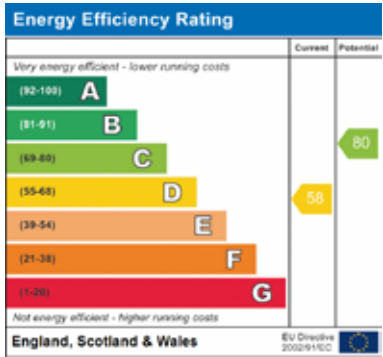


Ground Floor



First Floor

For identification only. Not to scale. © 201019FC



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