



A magnificent newly built mansion in Sunningdale

19 Richmond Wood, Sunningdale, Berkshire, SL5 0JG

Freehold

savills

Elegant galleried reception hall • Drawing room • Dining room • Kitchen/breakfast/family room • Study • Utility room • Prep kitchen/wine room • Indoor Wellness Centre incorporating exercise pool, jacuzzi and sauna room • Principal bedroom suite with dressing room and en suite bathroom • Second bedroom suite with dressing room and en suite bathroom • 4 further bedrooms all with en suites and wardrobes • Cinema room • Entertainment/games room • 2 guest cloakrooms • Integral triple garage with staff /guest accommodation above • Air conditioning • Full home automation by Control 4

Description

This beautiful newly constructed family home defines luxury. The sweeping driveway leads to generous parking and the triple garage with secondary accommodation above.

The property enjoys a secluded position at the top of one of Sunningdale's exclusive roads, backing onto Sunningdale Golf Course

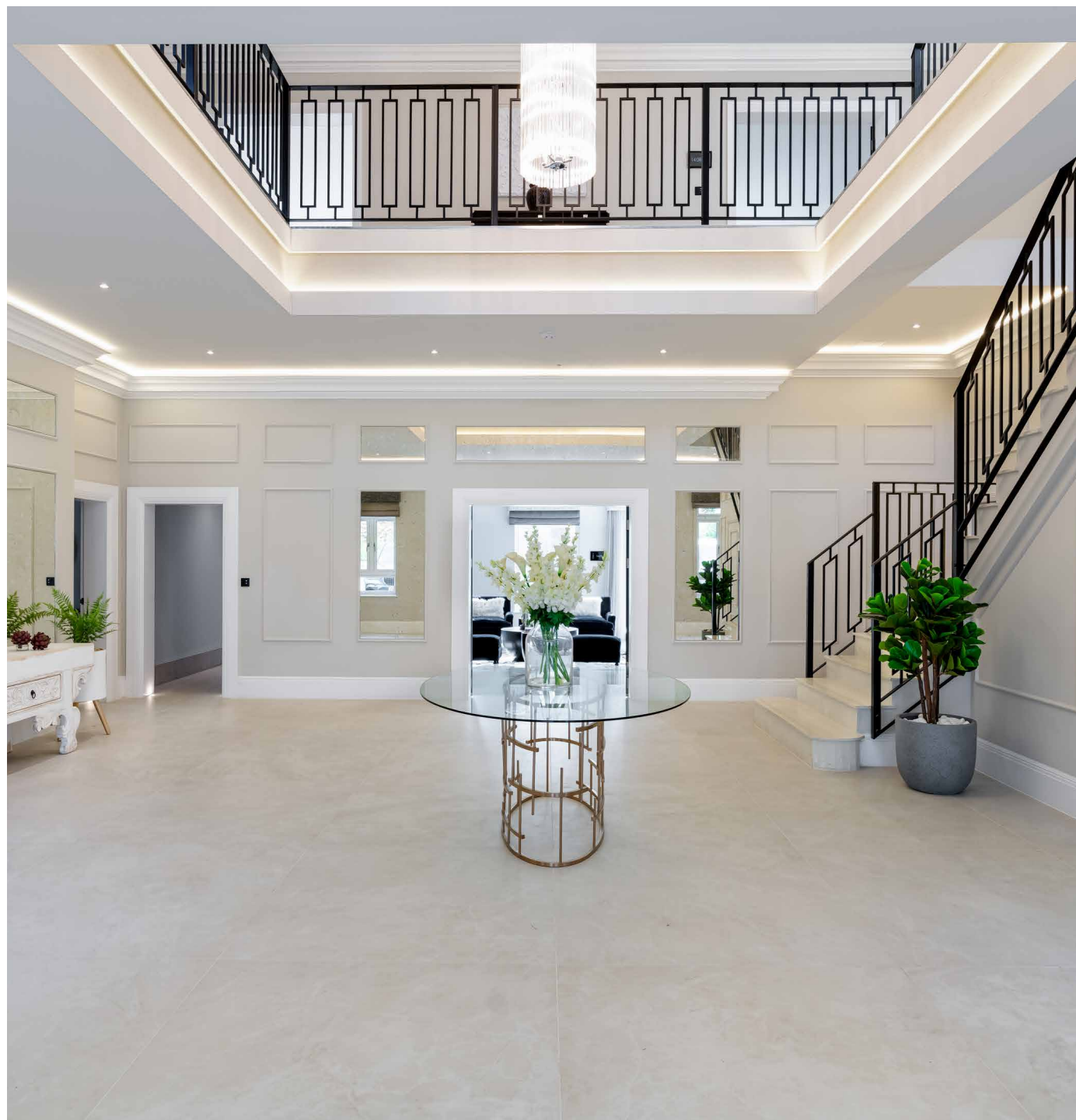
As you enter through the oversized front door into the impressive galleried reception hall one captures the essence of luxury which can be enjoyed throughout and the great balance of formal entertaining and family space. There are three reception rooms, six bedrooms, six bathrooms, and an integral triple garage with an independent annexe above.

Situation

Adjoining Sunningdale Golf Course practise ground in a delightful secluded location yet just half a mile from Sunningdale village centre. The property is situated in one of Sunningdale's most exclusive roads with access to Sunningdale village with its excellent shops, restaurants, mainline railway station and Waitrose supermarket.

Travel services and connections are excellent, especially for those looking for access to London, with Sunningdale Station being less than 1 mile away and providing services to London (Waterloo). By road, Central London is about 25 miles away and is easily reached via the M4, M25 and the M3. Heathrow Airport is about 11 miles away and accessible without driving on motorways.

Other than the world renowned Sunningdale and Wentworth Clubs, country clubs abound in the area such as Foxhills, Queenwood and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park beyond for riding.





Family

There is a great balance of family and formal living space. The bespoke kitchen/breakfast room, with two stylish islands and family area with fireplace is the heart of this impressive home.

There are independent staff / guest quarters.

Formal

As you enter the house you step into an impressive and spacious galleried reception hall with a dramatic floating staircase and doors leading to the elegant reception rooms which include a drawing room, dining room, study and family room.

Resting

The first floor galleried landing is spacious with a peaceful seating area and leads to the principal bedroom suite which has a dressing room and en suite bathroom.

There is a second bedroom suite with dressing room and en suite bathroom and two further bedrooms on the second floor each with fitted wardrobes and en suite bathrooms.

Stairs rise to the second floor with a wonderful lantern flooding the landing area with light and providing an informal library / social space and there are two further bedrooms and a guest cloakroom.

Leisure

The entrance hallway flows beautifully through to the wellness centre with bi fold doors overlooking the grounds and features an indoor exercise pool, spa and sauna room.

There are additional recreation areas on the second floor with an eight seat cinema, games and entertainment room.

Grounds

Set in almost an acre of south west facing gardens with direct access onto the Sunningdale Golf Course practise ground. The gated landscaped grounds enjoy a sweeping gravel driveway leading to a generous triple garage and ample parking for several cars. There is mature screening to the perimeter. There are various areas of terracing from both the formal reception rooms as well as the kitchen/breakfast/family room and leisure area creating inviting spaces for relaxing and entertaining





Additional features:

- 3.5m ground floor ceiling height
- Italia Marble flooring
- Built in wardrobes to all bedrooms.
- Data points- including BT and Sky Q connection points.
- Cat 6 cabling, wiring provided for home network system to allow later installation of audio and video systems/PC connections.
- Underfloor heating to all the ground floor, first floor and second floor including bathroom and en-suites (controlled by Control 4).
- ACV hot water cylinder.

Security and Peace of Mind:

- Automatic electric gates with video entry system
- High specification zoned alarm system with panic security button to hall and principal bedroom with infra-red detectors.
- Mains operated smoke detectors to all habitable

rooms with battery back up.

- LED security lighting to front and rear with movement sensors.

Tenure

Freehold

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

Energy Performance

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

Viewing

Strictly by appointment with Savills.





19 Richmond Wood, Sunningdale, Berkshire, SL5 0JG
Gross Internal Area (Approx.) Main House 10131 sq ft / 941.2 sq m
Gross Internal Area (Approx.) Garage 739 sq ft / 68.7 sq m
Total 10870 sq ft / 1009.9 sq m



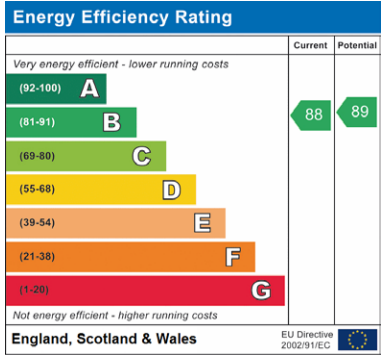
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