



A wonderful family home in 0.75 acres in Sunningdale

15 Hamilton Drive, Sunningdale, Berkshire, SL5 9PP

Freehold

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Entrance hall • Drawing room • Dining room • Kitchen/ breakfast/family room • Utility room • Study • Cloakroom • 4 bedrooms • 2 bath/shower rooms
 The annexe: Sitting room • Kitchen/breakfast room • Utility room • Living room • Conservatory • 2 bedrooms with en suite shower room (one with dressing room)
 • Double detached garage • Delightful gardens approaching 0.75 of an acre

Description

15 Hamilton Drive is a substantial home and is currently arranged as the main house with a two bedroom annexe accommodation.

The main house comprises a drawing room with feature fireplace, a dining room, study, a fully integrated kitchen/ breakfast room with family area, a utility room and cloakroom, four bedrooms, a dressing room/office and two bath/shower rooms.

The annexe has its own private entrance, a sitting room, open planned fully integrated kitchen/breakfast room with stable door to a paved courtyard, a living room with vaulted ceiling, feature fireplace and doors to a conservatory with access to the garden. There are two bedrooms both with en suite shower rooms and one with a dressing a room.

The gardens and grounds are a real highlight and at over 0.75 of an acre, make it one of the largest plots on Hamilton Drive. There is a shingled driveway providing parking and a detached double garage. There is access on both sides of the house to the delightful rear gardens which are mainly laid to lawn with well stocked flower beds, a patio area, a courtyard garden and a variety of shrubs and mature hedging.

Situation

15 Hamilton Drive is situated in a sought after cul de sac in Sunningdale with access to the local shops, Waitrose supermarket and main line 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 including Charters, Papplewick, The Marist Schools and St George's and St Mary's Schools in Ascot. There are two international options; TASIS and The ACS Egham and access to Eton and Wellington Colleges.

Tenure: Freehold

Local Authority: Royal Borough of Windsor & 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 EPC is available upon request.





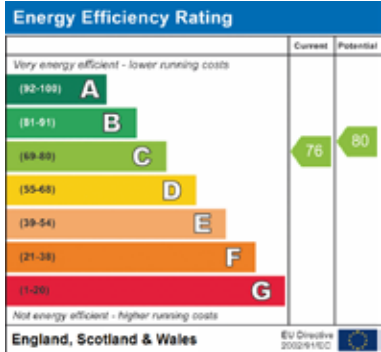
15 Hamilton Drive, Sunningdale, Berkshire, SL5 9PP
Approximate Area 377.3 sq m / 4061 sq ft
Garage 46.6 sq m / 501 sq ft
Total 423.9 sq m / 4562 sq ft
Including Limited Use Area (2.7 sq m / 29 sq ft)



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