



A unique family home in secluded grounds

The Tudor Cottage, Priory Road, Sunningdale, Berkshire, SL5 9RQ

Freehold





Entrance hall • Drawing room • Kitchen/breakfast room
• Family room • Study • Principal bedroom with en suite
bathroom • 3 further bedroom suites • Detached one
bedroom annexe • Gated entrance with in and out drive
• Garage • Cellar

Description

The Tudor Cottage is a unique family home full of character offering excellent living accommodation, with exposed timbers, solid wooden internal doors and wooden window frames.

A magnificent timber stable door opens to the spacious entrance hall leading to a dramatic drawing room with feature fireplace and French doors to the decked sun terrace. There is an open plan fully integrated kitchen with a vaulted ceiling and central island and door leading to the pergola outside entertaining area. The breakfast room with bench seating and play area opens to the generous family room overlooking the garden. There is also a peaceful study with a feature fireplace and a guest cloakroom.

On the first floor there is a spacious landing, a principal bedroom with en suite bathroom, a dressing room and three further bedroom suites.

Outside, the property is approached via a gated in and out gravel driveway providing ample parking with access to the attached garage.

There is an independent annexe with a sitting room, kitchen and bedroom with a dressing room and en suite shower room.

The Tudor Cottage sits in secluded private gardens which are mainly laid to lawn with paved pathways leading to several areas for entertaining and relaxation and feature a charming natural well, a decked sun terrace, a pergola ideal for al fresco dining and well stocked borders with a variety of mature trees and shrubs.



Situation

The Tudor Cottage is situated in Priory Road bordering Sunningdale Golf Course. Sunningdale village offers a range of shops for daily needs as well as a Waitrose supermarket and mainline station to London (Waterloo) approximately 0.3 miles away.

By road, Sunningdale is convenient for the M3, M25, M4 and Heathrow Airport (T5).

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

Sporting facilities in the area include golf at Sunningdale, Wentworth, Swinley Forest and The Royal Berkshire, racing at Ascot and Windsor and polo at Smith's Lawn. The picturesque Virginia Water Lake and Savill Gardens are both accessible, with horse riding at Chobham Common 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.

Viewing

Strictly by appointment with Savills.





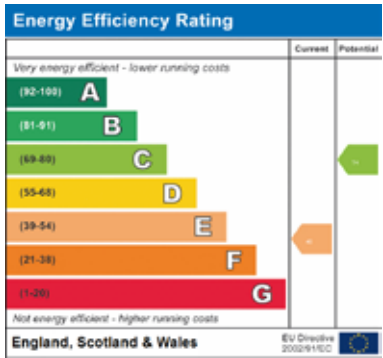
The Tudor Cottage, Priory Road, Sunningdale, Berkshire, SL5 9RQ
Approximate Area 394.8 sq m / 4250 sq ft
Basement 21.7 sq m / 233 sq ft
Annexe 37.6 sq m / 405 sq ft
Garage 24.2 sq m / 260 sq ft
Total 478.3 sq m / 5148 sq ft **Including Limited Use Area** (12.4 sq m / 133 sq ft)



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