



An exciting opportunity

Wilbury Cottage, Beech Hill Road, Sunninghill, Berkshire, SL5 0BN

Freehold



Entrance hall • 3 reception rooms • Kitchen
• Downstairs cloakroom • 2 Bedrooms • Family
bathroom • Grounds of approximately 0.29 acres

Description

Wilbury Cottage is a character detached cottage with huge potential to either extend or re develop subject to the necessary planning consents. The existing cottage comprises three reception rooms, kitchen, downstairs cloakroom, two bedrooms and a family bathroom.

To the front of the property there is off street parking and a garage. The property sits in a plot of about 0.29 acres.

Situation

Wilbury Cottage is conveniently situated for the local shops at Sunningdale and the main line station providing services to London (Waterloo). By road, connections are good with access to the M3, M25 and Heathrow Airport (T5).

There are a number of renowned schools including

Hall Grove, Papplewick, Charters, The Marist Schools and St George's and St Mary's Schools in Ascot. Eton and Wellington Colleges are within easy reach as are the international options including TASIS and ACS Egham.

Services: The property has mains electricity, gas, water and drainage services.

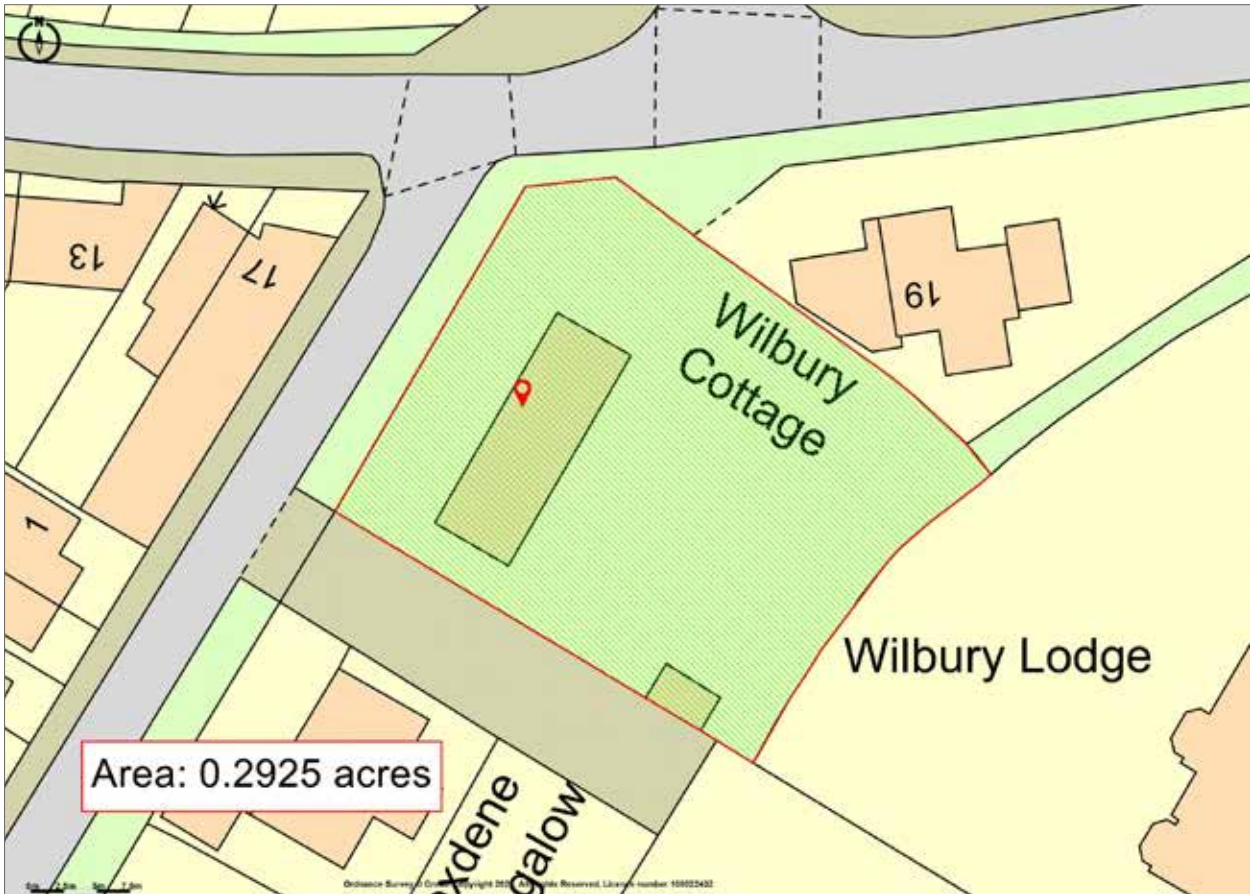
Fixtures and Fittings: All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

Local Authority: Royal Borough of Windsor and Maidenhead

Tenure: Freehold

Viewing: Strictly by appointment with Savills.





Area: 0.2925 acres

Promap

● LANDMARK INFORMATION

Ordnance Survey Crown Copyright 2021. All rights reserved.
Licence number 100022432.

Plotted Scale - 1:500. Paper Size - A4

Wilbury Cottage, Beech Hill Road, Sunninghill, Berkshire, SL5 0BN

Approximate Area 136.5 sq m / 1469 sq ft (Including Garage)

Including Limited Use Area (0.9 sq m / 9 sq ft)

Frazer Chown

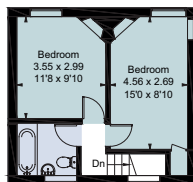
Savills Sunningdale

01344 626162

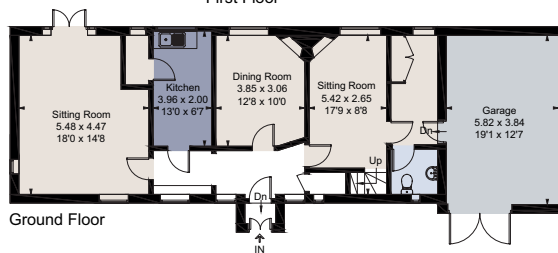
sunningdale@savills.com



savills.co.uk



First Floor



Ground Floor



For identification only. Not to scale. © 210806FC

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

