



A detached bungalow in Sunninghill Village

Oak Cottage, Upper Village Road, Sunninghill, Berkshire SL5 7AG

Guide price £825,000 Freehold



Living/dining room • Modern kitchen • 5 bedrooms • 2 bath/shower rooms • Detached garage and driveway parking • Economical Air Source Heat pump • Potential to extend (subject to planning) • In all about 0.163 acres

Local information

Upper Village Road is located in the heart of Sunninghill with access to both Sunningdale and Ascot stations providing services to London (Waterloo).

By road, Sunninghill is convenient for Heathrow Airport, M3, M4 and M25 motorways.

There are a number of renowned schools including Hall Grove, Papplewick, Charters, The Marist Schools, St George's and St Mary's schools in Ascot. Eton and Wellington Colleges are also nearby as are the international options including TASIS and ACS Egham.

About this property

Oak Cottage is a delightful detached ECO chalet bungalow on a secluded corner plot in a sought-after village location.

The ground floor comprises an entrance hall, guest cloakroom and store room. There is a spacious living/dining room with a log burning fire and patio doors to outside. The modern fully integrated kitchen is fitted with a Bosch dishwasher and washing machine, a Neff oven and microwave, an AEG fridge freezer and Earthstone work top and breakfast bar. There is a principal bedroom suite with an en suite shower, a further bedroom, a study/bedroom and a family bathroom to complete the ground floor.

On the first floor there is a double bedroom with velux window and a door to a

workshop which could be made into a dressing room/en suite shower room. There is a further bedroom which could be extended, subject to planning. A door from the landing opens to the roof space with potential to make into a bathroom.

Oak Cottage sits in a secluded corner plot of about 0.163 acres. The garden is mainly laid to lawn with mature trees, bushes and shrub borders. There is a vegetable garden, a wood store and storage shed. To the front of the property there is a wooden gate leading to driveway parking, a carport and detached garage with remote electric doors.

There is potential to extend further (subject to the necessary planning consents) and or create additional parking or garage if required.

The property has an Economical Air Source Pump for the central heating and hot water system.

Tenure

Freehold

Local Authority

Royal Borough of Windsor & Maidenhead Tax Band E

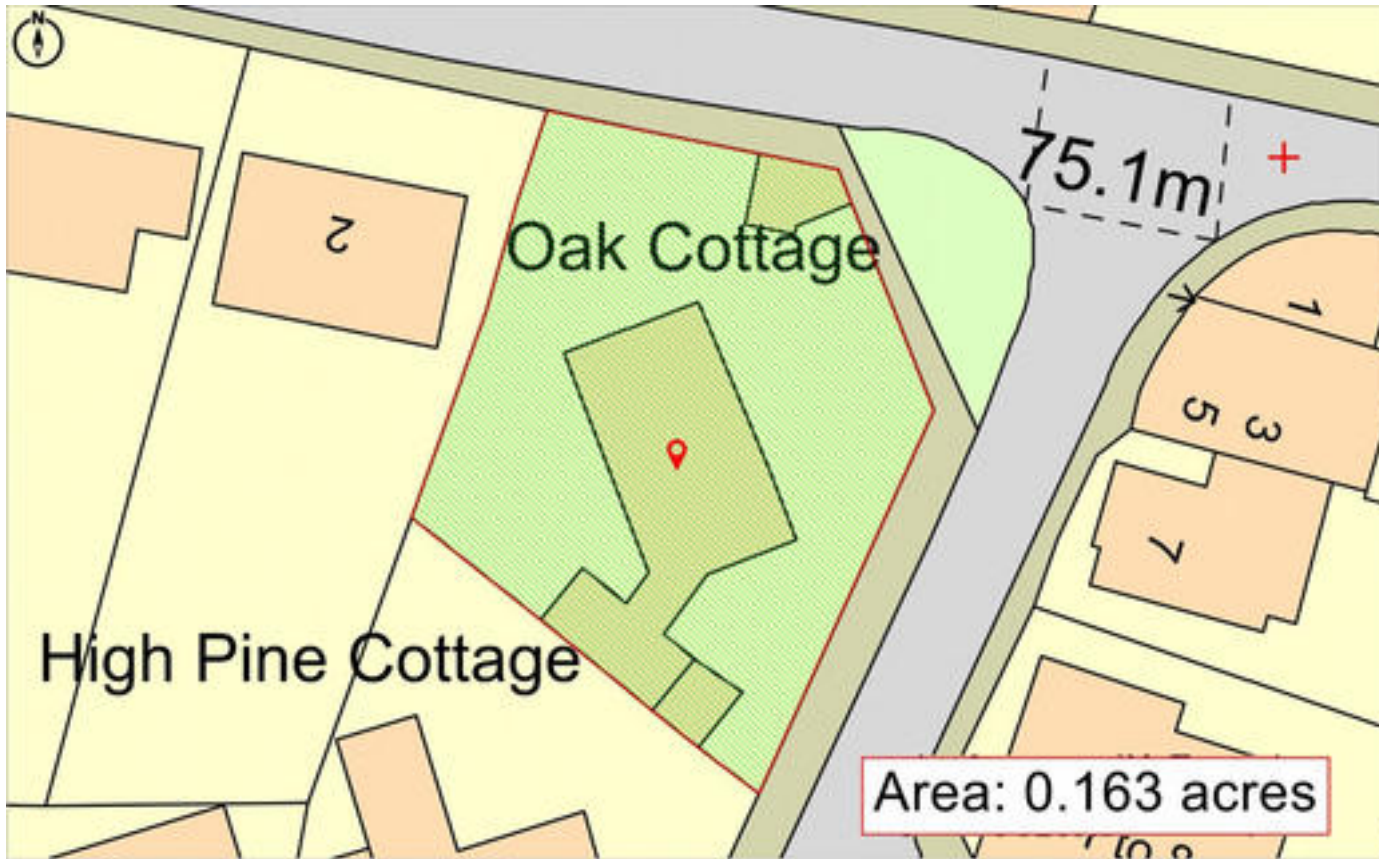
Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills





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Gross internal area (approx) 136.7 sq m / 1471 sq ft

Outbuildings Garage = 22.9 sq m / 246 sq ft

Total 159.6 sq m / 1717 sq ft

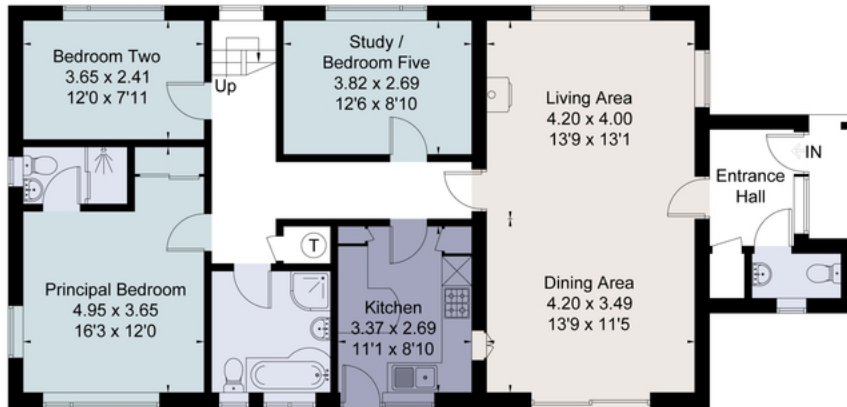
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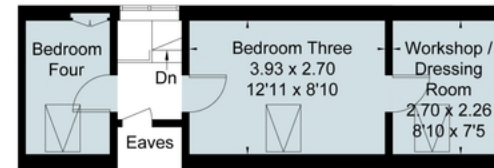


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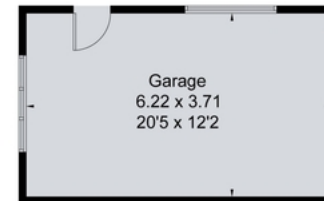
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Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	71

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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