



A detached family home in Sunningdale with an annexe

The Dene, Devenish Road, Sunningdale, Berkshire, SL5 9PH

Guide price £3,250,000 Freehold

savills

Drawing room • Dining room • Study • Kitchen/ breakfast/family room • Utility room and guest cloakroom • 6 bedrooms and 5 bathrooms • Games room/bedroom 7 • Double garage with annexe above

Local information

The Dene is situated in a sought after exclusive development in Sunningdale with access to the locals shops, Waitrose and main line station providing services to London (Waterloo).

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

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

About this property

The Dene is a delightful family home set behind electric gates.

The bright and spacious entrance hall leads to the entertaining rooms including the drawing room with feature fireplace and French doors to the rear garden, a formal dining room and study. The impressive open plan kitchen/breakfast/family room is a particular feature and works well as a centre to family life with a central island, breakfast area and family room with a vaulted ceiling and French doors leading to the patio. To complete the ground floor there is a guest cloakroom, a utility room and access to the double garage and annexe.

On the first floor there is a principal bedroom suite with a dressing room, bathroom and

balcony and three further bedroom suites. There are two further bedrooms, a bathroom and games room/bedroom seven on the second floor.

There is an independent annexe with a reception/bedroom, a kitchen and bathroom above the double garage.

Outside, electric gates open on to a generous driveway providing parking for several cars leading to the attached double garage. The rear garden is mainly laid to lawn with a patio and a variety of mature shrubs and borders.

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

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

Tenure

Freehold

Local Authority

Royal Borough of Windsor and Maidenhead

Council Tax

Band = H (house) and A (annexe)

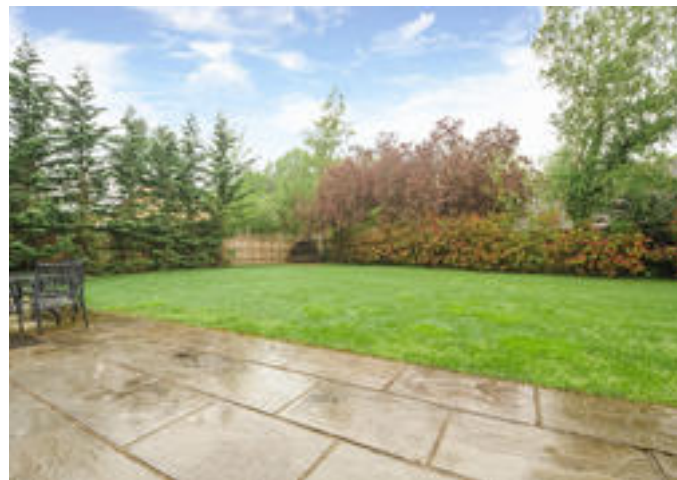
Energy Performance

EPC Rating = C

Viewing

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





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Gross internal area (approx) 636.1 sq m / 6847 sq ft

Charles Broadbent - Combe

Savills Sunningdale

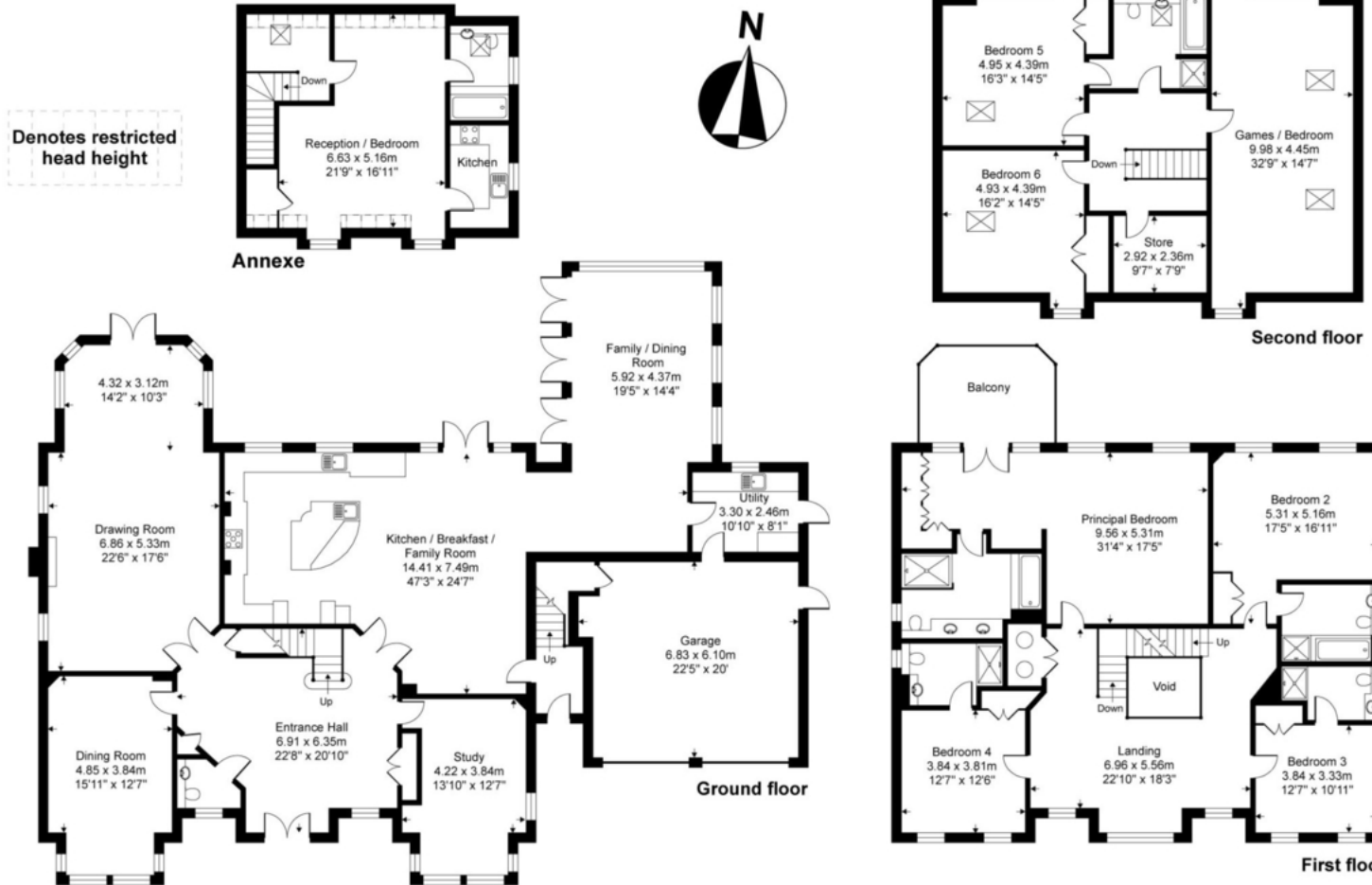
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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