



Flat 9 , Sunning House  
London Road, Sunningdale, Berkshire

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# Flat 9, Sunning House London Road, Sunningdale, Berkshire SL5 9QN

In a stunning, secluded setting, a well-presented apartment within easy reach of a wealth of amenities

M3 (Jct 3) 3.5 miles, Sunningdale mainline station 0.8 mile (51 minutes to London Waterloo), Ascot 2.6 miles, Windsor 9 miles London Heathrow Airport 12 miles, Central London 28 miles

Reception hall | Sitting room | Dining room  
Kitchen | Principal bedroom with en suite bathroom | Study/Bed 2 | Shower room  
Communal gardens | EPC rating C

## The property

Sunning House is a substantial period mansion house which has been converted to provide a collection of exclusive apartments, with Number 9 occupying a first floor position within this impressive and characterful residence. Wood floor covering unifies the internal living environment and provides a modern ambience to the accommodation, which is light and airy with neutral décor for a calming and uncomplicated lifestyle. The reception hall gives access to the dining room where a feature fireplace creates a pleasing focal point, and cabinetry to either side of the chimney offers display shelving and storage. With a triple aspect affording views over the grounds, the sitting room is adjacent and provides a relaxed setting for downtime. Fitted with contemporary, white wall and base level units, the kitchen has stone work surfaces and integrated appliances.

The apartment currently presents with one generously-proportioned bedroom, which

provides fitted wardrobe storage and access to a smart en suite bathroom. An additional room offers options for use as a study, perfectly suited to home working, which might also provide a second bedroom, if required. A shower room with modern fixtures completes the accommodation in this appealing, versatile-use apartment.

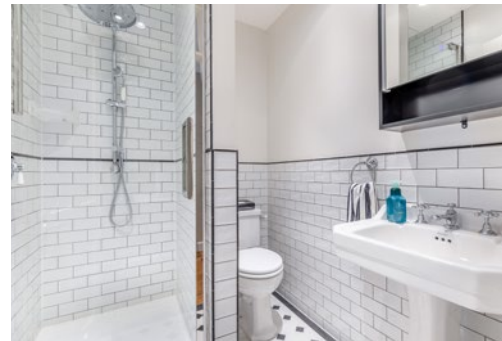
## Outside

With a sheltered wooded surround, the property offers a tranquil setting with parkland grounds providing an outdoor escape to enjoy swathes of lawn, woodland walks and direct access to the adjoining golf course. Paved terracing encircles the house offering opportunities to sit and enjoy the peaceful environment, with mature shrubs and trees providing a magnet to wildlife and dappled shade in the heat of the summer. The apartment has the benefit of an allocated garage, with additional parking available at the frontage of the building.

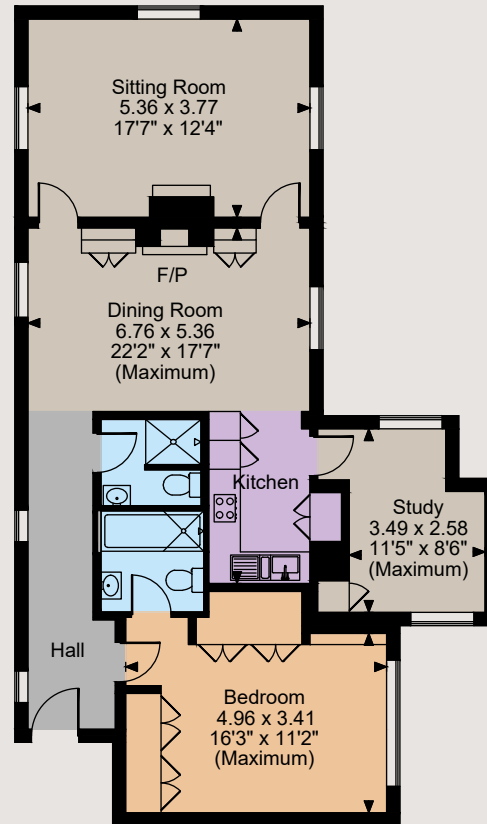
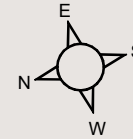


## Location

Sunning House is situated just moments away from Sunningdale station and the day-to-day shopping amenities provided by the village, which include a Waitrose supermarket. Golfing-enthusiasts will be delighted to find themselves located within the enclaves of the prestigious Sunningdale Heath Golf Club, which also offers a newly refurbished Clubhouse. The nearby towns of Ascot, Windsor, Guildford and Reading offer extensive shopping and leisure facilities, whilst road-users have easy access to the M3 motorway which provides a direct route to the major road networks including the M25 for access to Heathrow Airport. Well-regarded schooling in the vicinity includes Charters School, The Marist Schools, St Georges, St Mary's, Papplewick, Hall Grove and the ACS Egham International School. In addition to well-regarded golf clubs, sporting facilities in the area include horse-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.



Floorplans  
House Internal area 1,014 sq ft (94 sq m)  
For identification purposes only.



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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### Directions

From Strutt & Parker's Ascot office follow the High Street in an easterly direction and at the roundabout take the 2nd exit to join London Road. At the following roundabouts, first take the 3rd exit onto the B3020, and then the 1st exit to join Devenish/A330. At the junction with the A30, cross straight-over onto the private roadway which leads to Sunning House.

### General

**Local Authority:** Royal Borough of Windsor & Maidenhead  
**Services:** Mains electricity, gas, water & drainage  
**Council Tax:** Band E  
**Service Charge:** £5,780 per annum  
**Tenure:** Leasehold - expires 22 March 2124  
**Guide Price:** £595,000

### Ascot

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