



Approximate Gross Internal Area = 195 sq m / 2095 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars. **NB Photos used were taken in 2019 before the current tenancy started.**

Postcode for sat nav: SL5 0BW



NEWTON ROWE
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Beech Hill Road, Sunningdale

£750,000

NEWTON ROWE
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Beech Hill Road, Sunningdale, SL5 0BW

Beautifully presented four bedroom, three storey Victorian home in Sunningdale with over 2000 sq. ft of accommodation including a detached double garage.

FEATURES

Over 2000 sq. ft including double garage
Charters school catchment
New boiler installed in 2022
Refurbished Victorian home
Period features
Gas Aga
Open fire
Alarm
German tilt and turn double glazed windows

ACCOMMODATION

Entrance porch
Two reception rooms
Open plan kitchen/dining room with granite worktops
Utility room
Downstairs bathroom
Master bedroom with dressing room and en-suite
Bedroom two en-suite
Bedroom three currently used as study
Loft room/bedroom 4 with shower cubicle (old conversion, no building regs for this room)

OUTSIDE

Low maintenance paved and walled garden
Detached double garage with electric door
Front garden enclosed with dwarf wall and wrought iron railings

LOCAL AUTHORITY

Windsor and Maidenhead

EPC RATING

D



DESCRIPTION

This attractive period home in Sunningdale has undergone much improvement over the past 8 years including, redecorating throughout, damp proofing work, electrics updated and a new electric garage door. A new boiler was also installed in 2022. The property has a bright open plan feel with a layout that works perfectly for modern living. The large open plan kitchen/dining room is the hub of the home with exposed brickwork and beams, bespoke oak kitchen units with granite worktops, stone flooring and a cream Aga. The tastefully furnished reception rooms retain period features with an open fire, oak flooring, decorative cornicing and ceiling roses which the owners statement chandeliers hang from.

Upstairs the property has a generous master suite which has a dressing room and en-suite shower room. Bedroom two also has a private en-suite, bedroom three is currently used as a study and on the top floor there is a loft room/bedroom four which also has shower facilities. In addition to the rear of the property there is a walled and paved garden and double garage with electric door.



LOCATION

This lovely period home is located in a convenient position in the popular village of Sunningdale in Berkshire within the borough of Windsor and Maidenhead.

The property is well placed for commuting with rail links to London (Waterloo) available from Sunningdale, Ascot and Virginia Water stations, and the M3 and the M25 providing links to the motorway network, Central London, the West Country, and Heathrow and Gatwick Airports.

The centre of Sunningdale has a range of brasseries, cafes, restaurants and small boutique shops including Farrow and Ball, Pizza Express, Fego's and The Tablespoon.

Leisure facilities in the area include golf at Wentworth, Sunningdale, Swinley Forest and The Berkshire, racing at Ascot and Windsor, and polo at Smiths Lawn, Windsor Great Park and the Royal County of Berkshire Polo Club.

WHAT'S NEARBY

Broomhall Park is a 5-10 minute walk and has a range of children's play equipment picnic areas and playing fields. Also a library which is open specific days of the week.

Spa facilities are available at Pennyhill Park, Coworth Park and The Wentworth Club. The Virginia Water Lake and the Savill Gardens are both within easy reach as are Chobham Common and at Windsor Great Park.

The area is also fortunate to have some excellent state schools with Holy Trinity primary school in Old Sunningdale close to the pretty Church and the popular Charters Secondary School. Private schools including Charters School, Wellington College, Eton College, Papplewick, Heathfield School, St George's and St Mary's Ascot. For international schooling, TASIS (The American School) and ACS (American Community School) are both situated in Egham.

