



35 Atfield Grove
Windlesham, Surrey

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**STRUTT
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BNP PARIBAS GROUP

35 Atfield Grove

Windlesham, Surrey

GU20 6DP

A delightful three-bedroom detached family home in a sought-after Windlesham setting

M3 (Jct 3) 2.0 miles, Sunningdale station 2.7 miles (55 minutes to London Waterloo), Camberley town centre 5.0 miles, Woking town centre 6.7 miles, Heathrow Airport (T5) 13.5 miles, Central London 35 miles

Reception room | Sitting room | Family room
Conservatory | Kitchen/breakfast room
Cloakroom | 3 Bedrooms | Family bathroom
Family shower room | Garage | Gardens | EPC rating D

The property

35 Atfield Grove is a modern detached property that offers well-presented accommodation arranged over two light-filled floors.

The ground floor provides three stylish reception rooms including the family room at the front, and the well-proportioned sitting room with its feature fireplace and double doors leading to the sunny conservatory at the rear. The conservatory offers further space in which to relax, with French doors opening onto the garden. The 22ft kitchen and breakfast room is well equipped with modern fitted units to base and wall level, as well as integrated appliances, while there is also space for a family dining table.

Upstairs, there are three bedrooms presented with clean, neutral décor, including the principal bedroom which has a wealth of built-in storage. There is also a family bathroom and a further shower room, both of which have stylish modern suites.

Outside

At the front of the property, a driveway provides parking and access to the garage for additional parking or storage. The front garden comprises gravel beds and a paved pathway leading to the entrance, while at the rear, the immaculate garden features an area of lawn, well-stocked flower borders, a paved patio, and a gazebo which is perfect for outside dining and entertaining. There are further paved areas alongside the house that provide additional options for dining and relaxation.

Location

At The popular village of Windlesham combines the benefits of country living with the convenience of excellent transport links to London. The town has shops to cater for everyday needs, while more are available in nearby, Sunningdale, Ascot and Virginia Water. Slightly further afield, the towns of Windsor and Guildford offer more extensive amenities.

Ideal for the commuter, the A30 (London Road) is to the north of the village and the M3 is just two miles distant. Both Sunningdale and Ascot have train stations with regular services to London Waterloo, and Heathrow Airport is also within easy reach.

There are many outstanding schools in the area offering the choice of both state and independent educational facilities at primary and secondary level, including infant schools in Windlesham and Valley End.

The surrounding area is a golf lover's paradise with excellent golf courses including Windlesham, Sunningdale, Wentworth, Swinley Forest and The Berkshire golf clubs. For those with equestrian interests, horse racing is available at Ascot and Windsor, and there are numerous local riding schools and stables within close proximity.





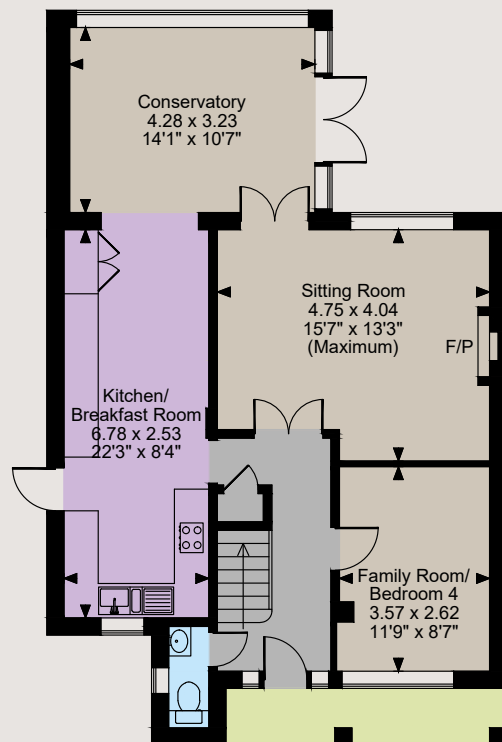
Floorplans

House internal area 1,307 sq ft (121 sq m)

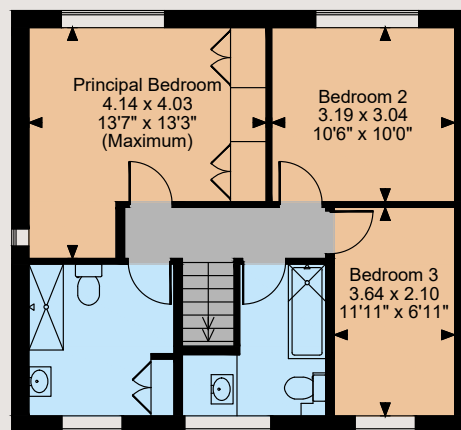
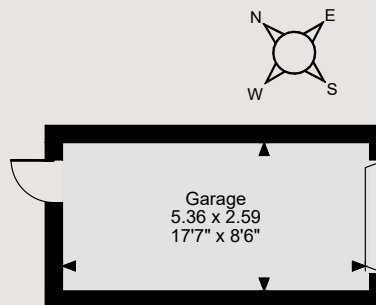
Garage internal area 149 sq ft (14 sq m)

Total internal area 1,456 sq ft (135 sq m)

For identification purposes only.



Ground Floor



First Floor

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

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Directions

With Strutt & Parker's Sunningdale office on your left, continue along Chobham Road and at the T-junction, turn left onto London Road/A30. Follow the road for about 3 miles, turn left into Westwood Road and after about 1.3 miles, turn left into Kennel Lane (B386). After a further After about a third of a mile, turn left into Baigents Lane and then turn right onto Atfield Grove: the property will be found on the left hand side, at the end of the cul-de-sac.

General

Local Authority: Surrey Heath Borough Council

Tel. 01276 707100

Services: Mains electricity, gas, water and drainage

Council Tax: Band F

Tenure: Freehold

Guide Price: £750,000

Ascot

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