



Woodside
Broomfield Park, Sunningdale, Berkshire

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BNP PARIBAS GROUP 

Woodside

Broomfield Park

Sunningdale

Berkshire SL5 0JS

A unique single-storey property offering just under 4000 sq. ft of light-filled accommodation in a private, residential setting

M3 (Jct 3) 4.4 miles, M25 (Jct 13) 5.8 miles, Sunningdale station 0.5 mile (54 minutes to London Waterloo), Ascot station 3.5 miles (Waterloo 57 minutes), London Heathrow (T5) 9 miles, Central London 27 miles

Reception hall | Drawing room | Family room
Dining room | Study | Kitchen/breakfast room
Cloakroom | Principal bedroom with en suite bathroom | 3 Further bedrooms, 1 with en suite bathroom & dressing room | Family bathroom
Indoor pool | Double garage | Garden
Greenhouse | EPC rating D

The property

With its modernist architecture, picture windows and open ambience, Woodside offers an individual, light and airy living environment with a free-flowing layout ideally suited to both entertaining guests and to modern lifestyles. The spacious reception hall has step-level changes which descend into the drawing room, where a bay window enhances the sense of light and a feature fireplace has recesses to either side with cabinetry and display shelving. A wide aperture with rising steps provides a link into the versatile-use family room with sliding doors offering a connection to the garden.

An inner hall with wall-to-ceiling storage gives access into the bright and generous kitchen/breakfast room, which is fitted with sleek, contemporary cabinetry, topped with stonework surfaces. The adjoining dining room features a

glazed alcove with French doors which extend the interior setting out to the garden terrace.

The bedroom accommodation is situated to two separate wings of the house, with one of the rooms benefitting from the privacy of a tranquil retreat in a side extension, with well-appointed dressing area, en suite bathroom and a wall of glazed sliding doors that open onto the rear garden. To the opposite aspect, there are three further bedrooms, all of which have fitted wardrobe storage and one with an adjoining bathroom, along with a flexible-use study. A shower room positioned adjacent to the bedrooms has a connecting door which provides an internal route to the impressive indoor pool. (The pool has been unused for a number of years and apart from requiring a new liner, is fully functional)

Outside

Woodside is set in artistically-designed and well-maintained gardens that are filled with architectural, floral and mature shrubs and perennial plants providing an outdoor sanctuary with the backdrop of majestic mature trees. Evergreen hedging borders the frontage, with brick-built pillars marking the access point onto the driveway which provides parking for numerous vehicles and leads to the detached garaging. A paved terrace spans the rear of the property offering opportunities for outdoor dining and relaxation, and extends to the sliding doors providing a connection to the indoor pool.

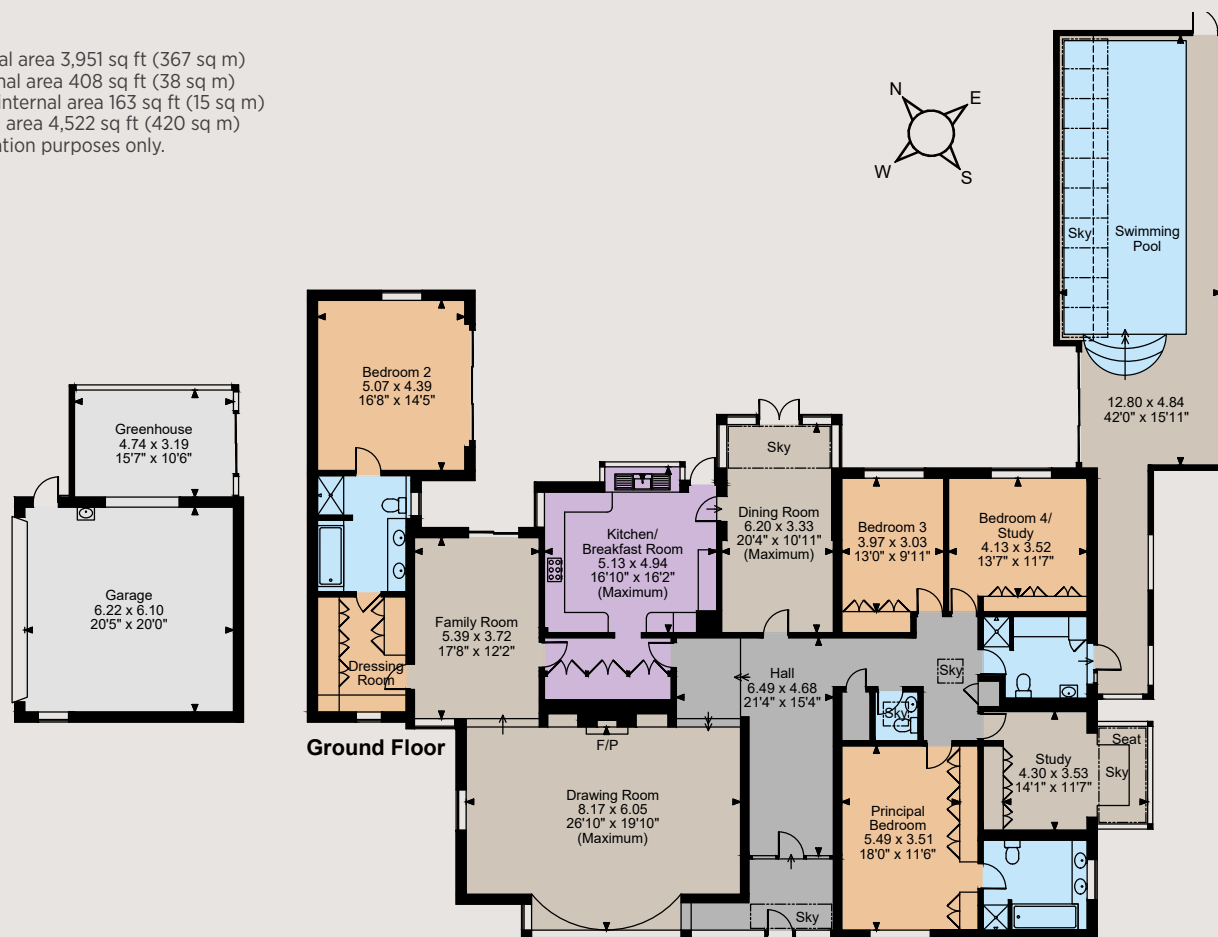
Location

Woodside is set within a prestigious gated development in the pretty village of Sunningdale which offers a good range of day-to-day amenities, including a Waitrose store, independent boutique shopping, cafés and restaurants. The property is ideally located to take advantage of all that nearby Ascot has to offer including a great selection of shopping and leisure facilities, and the renowned Ascot Racecourse which hosts racing and events.





House internal area 3,951 sq ft (367 sq m)
Garage internal area 408 sq ft (38 sq m)
Greenhouse internal area 163 sq ft (15 sq m)
Total internal area 4,522 sq ft (420 sq m)
For identification purposes only.



□□□ Denotes restricted head height

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Road connections are excellent with easy access to both the M3 (J3) and the M25 (J13) and rail services to London (Waterloo) are available from Sunningdale and Ascot stations. Well-regarded schooling in the vicinity includes Sunningdale School, The Marist, Coworth Flexlands, St. Mary's, St. George's, Woodcote House, Hall Grove, Papplewick, Eton College and the outstanding-rated Charters School.

With Strutt & Parker's Sunningdale office on your right, continue along Chobham Road (A383) and then left onto Broomfield Park. Follow the road and after it bends around to the right, Woodside will be found on the left-hand side.

Local Authority: Royal Borough of Windsor & Maidenhead- Tel. 01628 683800

Services: Mains electricity, gas, water & drainage

Council Tax: Band H

Tenure: Freehold

Guide Price: £1.800.000

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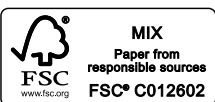


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