



# Red Tiles

Broomfield Park, Sunningdale, Berkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A rare opportunity to purchase a delightful detached house with landscaped gardens, in an exclusive private estate

A splendid detached family home offering light, flexible accommodation and immaculate gardens, set in a highly sought-after position in the heart of Sunningdale. The property is just moments from local amenities and transport connections, while enjoying a peaceful setting within a private gated estate



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**1 BATHROOMS**



**GARAGE**



**BEAUTIFULLY LANDSCAPED GARDENS**



**FREEHOLD**



**TOWN**



**2,038 SQ FT**



**GUIDE PRICE  
£1,495,000**



### The property

Red Tiles is a charming detached period house offering bright, elegant accommodation arranged across two floors. The property is characterised by its white rendered exterior and signature tile detailing, whilst the interior blends traditional style with modern comfort and an abundance of natural light. Of particular note are the creatively landscaped gardens and expertly shaped shrubbery that are a standout feature of this property.

The ground floor is designed for both relaxing and entertaining, headlined by an expansive triple-aspect drawing room that features floor-to-ceiling glass doors that open directly onto the rear patio and landscaped gardens. This floor also includes a cosy front-facing sitting room, a formal dining room, and a well equipped-kitchen with integrated appliances, alongside a practical guest cloakroom.

On the upper level, there are four well-presented bedrooms. The generous principal bedroom benefits from built-in wardrobes and a pleasing outlook over

the front garden, while the three additional bedrooms all feature fitted storage, one of which includes its own washbasin. A modern family shower room serves the floor.

### Outside

At the front of the property, a gated pedestrian entrance opens into the beautifully maintained gardens, where a brick-lined path, flanked by flower beds and areas of level lawn, leads to the sheltered front door. To the side, secure gates provide access to a private driveway with parking for two vehicles and entry to the integrated garage.

The rear of the property reveals a beautifully landscaped retreat, featuring a patio for outdoor dining and relaxation, raised flower beds, and an area of lawn framed by established, neatly clipped shrubs. Enclosed by mature shrubs, trees and clipped hedging, the garden offers a profound sense of privacy and tranquillity.



## Location

The Berkshire village of Sunningdale lies in a sought-after position, neighbouring Ascot with its world-famous racecourse. The village is a highly desirable location, and its small, bustling centre has many of the amenities required for day-to-day living, including a variety of shops, a Waitrose store, and a good choice of pubs, bars and restaurants.

The area has a rural and leafy feel yet is perfectly positioned for easy access to the motorway network and rail services; Heathrow Airport is also within easy reach. The towns of Windsor, Camberley, Guildford and Reading provide a further more comprehensive range of shopping facilities, in addition to theatre, cinema, and leisure centres.

Leisure and sporting facilities are plentiful and of excellent quality in the surrounding area, with Windsor Great Park nearby, and the renowned Wentworth and Sunningdale golf clubs close at hand. Excellent spa facilities are available at The Berystede, Pennyhill Park, Coworth Park, Wentworth and Foxhills.

For the commuter, rail links to London (Waterloo) are available from Sunningdale and Ascot and the property is well placed for the motorway network with the M3, M25 and M4 providing links to Central London, the West Country, Heathrow and Gatwick Airports.

The area is also fortunate to have some excellent schools, in both the state and independent sectors.



## Distances

- M3 (J3) 4.4 miles
- M25 (J13) 6 miles
- Ascot High Street 3.4 miles
- Windsor 8.3 miles
- Heathrow Airport (T5) 9.1 miles
- Central London 26.8 miles

## Key Locations

- Windsor Great Park
- The Savill Garden
- Virginia Water Lake
- Windsor Castle
- The Long Walk
- Wentworth Golf Club
- Windsor & Ascot racecourses
- Runnymede (National Trust)
- LEGOLAND Windsor Resort
- Cliveden House and Gardens (National Trust)

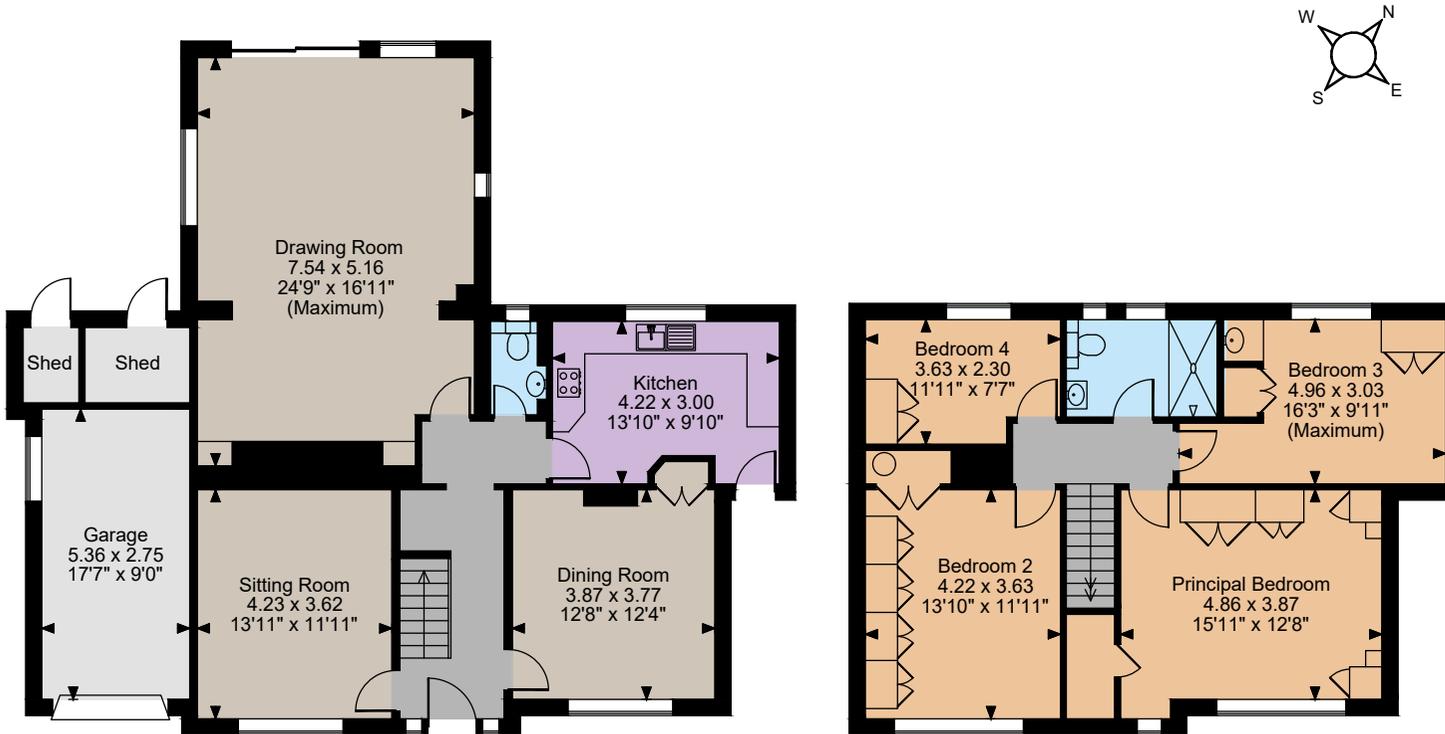
## Nearby Schools

- Sunningdale
- LVS Ascot
- Charters, Sunningdale
- Holy Trinity CofE primary, Sunningdale
- St. Michael's CofE Primary, Sunningdale
- St George's, Ascot
- Papplewick, Ascot
- Heathfield, Ascot
- St Mary's, Ascot
- The Marist, Ascot
- Lambrook, Winkfield Row

## Nearby Stations

- Sunningdale Station
- Ascot Station





**Ground Floor**

**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8681612/NJD



**Floorplans**

House internal area 1,832 sq ft (170 sq m)  
 Garage internal area 159 sq ft (15 sq m)  
 Shed internal area 47 sq ft (4 sq m)  
 Total internal area 2,038 sq ft (189 sq m)  
 For identification purposes only.

**Directions**

Post Code: SL5 0JT

what3words: ///admire.proof.ali

**General**

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

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

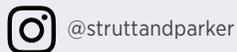
**Ascot**

37 High Street, Ascot, Berkshire SL5 7HG

**01344 363960**

ascot@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2026. Particulars prepared March 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited