

Appledore
Broomfield Park, Sunningdale, Berkshire



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& Parker

Land and property. Since 1885.

An elegant 5-bedroom detached home of immense character, in a prestigious private gated estate, moments from Sunningdale village

Appledore is an impressive residence providing beautifully presented accommodation arranged over three levels, set in an exclusive private gated estate in the heart of sought-after Sunningdale. The property features attractive patterned brick elevations, while the interiors are bright and spacious, complemented by a neutral colour palette and elegant period details.

The ground floor opens with a welcoming reception hall, where double doors lead to the two principal reception rooms. These comprise a generous drawing room with an impressive fireplace and an adjoining dining room. Both rooms feature painted timber beams and bay windows overlooking the southeast-facing rear garden. The well-appointed kitchen/breakfast room provides excellent everyday living space and is comprehensively fitted with Shaker-style cabinetry, integrated appliances, a central island with breakfast bar, and ample space for informal dining.

A key feature of the house is the spectacular orangery, featuring a high vaulted glass roof, elegant arched windows, and matching double doors that seamlessly connect the indoor living space to the rear terrace and garden. Designed with practical living in mind, a dedicated utility room and a convenient rear lobby sit just off the kitchen, offering a secondary entrance alongside direct internal access to the garaging. Completing the ground floor layout is a discreet cloakroom, perfectly positioned off the main reception hall.

The first floor accommodates three well-presented double bedrooms, including the principal bedroom with built-in wardrobes and access to a private balcony. This floor also includes two family bathrooms, whilst the second floor is arranged to provide two additional bedrooms, both served by a shower room.

3,187 sq ft (296 sq m) inc. garaging

3 reception rooms

5 bedrooms | 3 bathrooms

2 garages

Landscaped gardens

Freehold | Village

Guide price £1,850,000



To the front, a gravel driveway offers ample parking for multiple vehicles and provides direct access to the two garages. The front garden features an area of lawn and is screened from the road by mature hedging. The southeast-facing rear garden features a paved terrace directly outside the orangery, creating an ideal space for al fresco dining and entertaining. The remainder of the garden is laid to lawn, accented with flower borders and inset beds, and high-level hedging, established shrubs and trees provide a high degree of privacy.

Location

Sunningdale village lies in a sought-after position, neighbouring Ascot with its world-famous racecourse. 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 towns of Windsor, Camberley, Guildford and Reading provide a further more comprehensive range of shopping and leisure facilities. For the commuter, rail links to London (Waterloo) are available from Sunningdale station (just half a mile from the property) 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, and Heathrow and Gatwick Airports.

Leisure and sporting facilities in the area include nearby Windsor Great Park, and the renowned Wentworth and Sunningdale golf clubs. Excellent spa facilities are available at The Berystede, Pennyhill Park, Coworth Park, Wentworth and Foxhills.

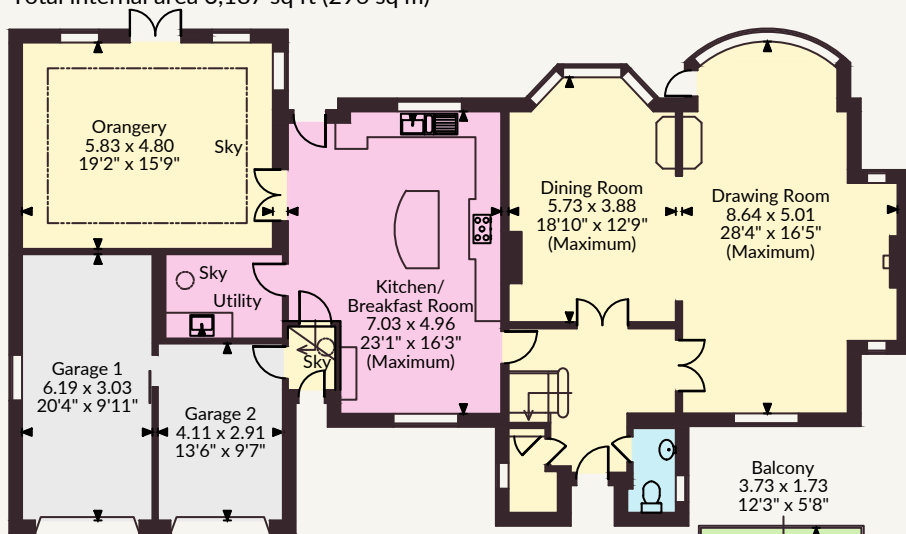
An exceptional choice of high regarded schools serves the area, including St. Mary's, St. George's, Papplewick, The Marist, Hall Grove, and Coworth Flexlands. Families will also benefit from the property falling within the sought-after catchment area for Charters School.

Postcode region: SL5

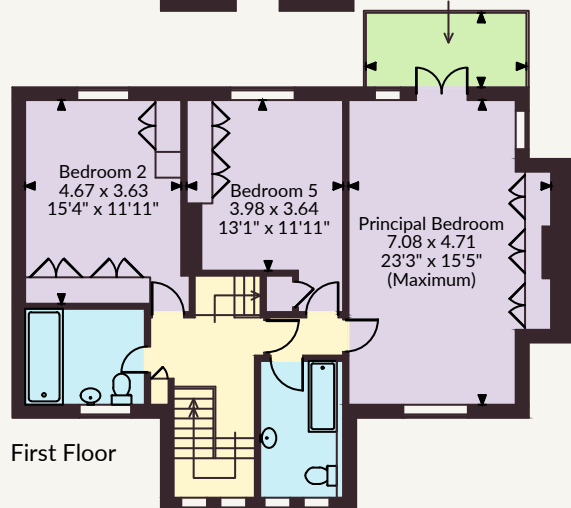
General

Local Authority: Royal Borough of Windsor & Maidenhead
Services: Mains electricity, gas, water and drainage
Maintenance subscription charge: £256 p.a.
Council Tax: Band G EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

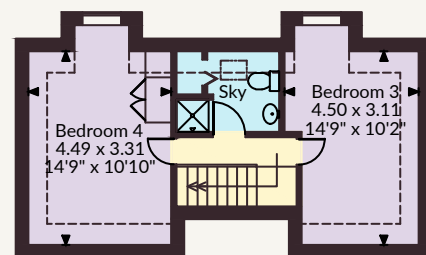
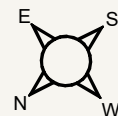
Appledore Broomfield Park, Ascot
 Main House internal area 2,851 sq ft (265 sq m)
 Garages internal area 336 sq ft (31 sq m)
 Balcony external area = 69 sq ft (6 sq m)
 Total internal area 3,187 sq ft (296 sq m)



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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