



Bridge View

136 Chobham Road, Sunningdale, Berkshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Bridge View

136 Chobham Road

Sunningdale

Berkshire SL5 0HU

A detached, contemporary home with a light, airy and open ambience, just moments from Sunningdale station

M3 (Jct 3) 4.5 miles, Sunningdale station 0.5 mile (51 minutes to London Waterloo), Ascot 3 miles, Windsor 8.3 miles, Heathrow Airport (T5) 11.6 miles, Central London 27 miles

Reception hall | Sitting room | Kitchen/dining/family room | Utility room | Cloakroom
Principal bedroom with en suite shower room
2 Further bedrooms (1 en suite) | Bedroom 4/ study | Family bathroom | Double garage
EV charging point | Garden | EPC rating D

The property

Bridge Views offers a bright, effortless and versatile living environment, with immaculate presentation and calming neutral décor perfectly suited to modern lifestyles. Double doors open from the generous reception hall into an elegant sitting room featuring panelled walls, a bay window recess and a fireplace focal point. The impressive, open-plan kitchen/dining/family room enjoys views to the rear garden and access to the terrace, with natural light flooding to the inside courtesy of a skylight lantern and the triple aspect. Fitted with sleek, modern cabinetry and quartz worksurfaces, the kitchen features an island unit with breakfast bar setting which forms a subtle divide within this sociable space. The ground floor accommodation is completed by a utility room and a cloakroom and there is 3-zone underfloor heating throughout this level.

The sophisticated composition continues on the first floor where rooms comprise a well-appointed family bathroom and three stylish

bedrooms, two offering smart en suite facilities and all providing excellent wardrobe storage. A fourth room offers options to provide an additional bedroom or the ideal office refuge for home workers.

Outside

Electric gates provide security and privacy, opening onto a driveway and hardstanding at the frontage of the home which provides off-road parking for 4-5 cars, in addition to the garaging. To the rear, the lawned garden is enclosed by clipped hedging that creates a sense of seclusion whilst a paved terrace with a south-westerly aspect offers opportunities for al fresco dining, entertaining and relaxation. Situated at the end of the garden is a summerhouse.

Location

The property is situated on the southern fringes of Sunningdale village, with day-to-day amenities available on the doorstep, including a Waitrose store and train station. Nearby Ascot provides further shopping and leisure facilities, with more extensive amenities available at Camberley, Guildford, Woking and Windsor.

Road connections are excellent with easy access to both the M3 and the M25 and for commuters, rail services to London Waterloo are available from both Sunningdale and Ascot stations.

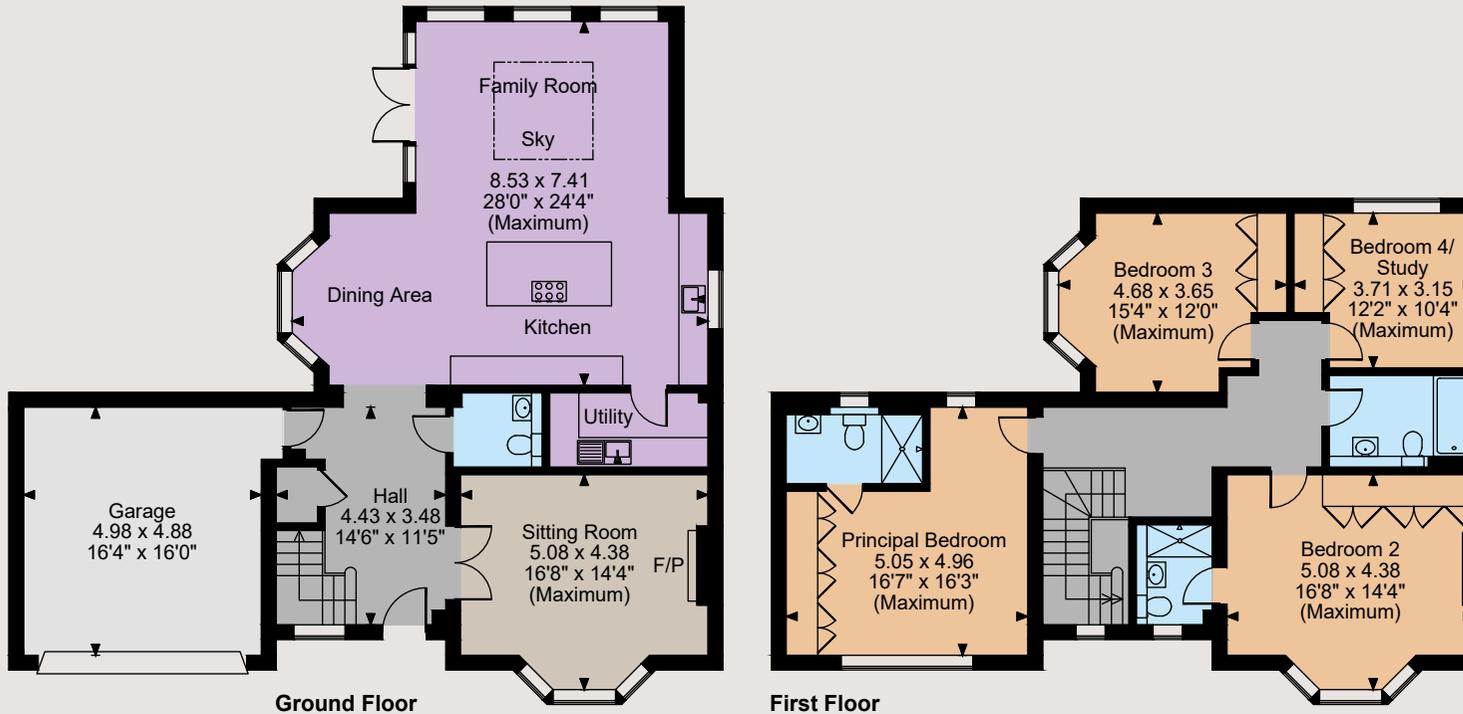
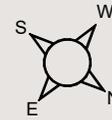
Leisure and sporting facilities in the area include golf at Sunningdale, Wentworth, Windlesham and Swinley Forest, horse racing at Ascot and Windsor, and horse riding on Chobham Common and in Windsor Great Park. Excellent spa facilities are available at Pennyhill Park, Coworth Park, Wentworth and Foxhills.

Well-regarded schools in the vicinity include Holy Trinity Primary School, the outstanding-rated Charters School, The Marist Schools, St Georges, St Mary's, Papplewick, Hall Grove, ACS International School and TASIS.





Floorplans
 House internal area 2,092 sq ft (194 sq m)
 Garage internal area 270 sq ft (25 sq m)
 Total internal area 2,362 sq ft (219 sq m)
 For identification purposes only.



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 right, continue along Chobham Road for about 0.3 miles and the property will be found on the right hand side.

what3words: ///result.sooner.strong

General

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

Services: Mains electricity, gas, water and drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,195,000

Sunningdale

40 Chobham Road, Sunningdale, Berkshire SL5 0DX

01344 206540

sunningdale@struttandparker.com
 struttandparker.com



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

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