



146 Chobham Road
Sunningdale, Berkshire

**STRUTT
& PARKER**
BNP PARIBAS GROUP 

An impressive 5-bedroom family home in a prime Sunningdale location

An elegantly appointed property offering well-proportioned and beautifully presented accommodation arranged across three floors. With a gated driveway and manicured gardens, it enjoys a prime woodland edge location within easy reach of Sunningdale.



1 RECEPTION ROOM



5 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



LANDSCAPED GARDENS



FREEHOLD



VILLAGE/TOWN



2555 SQ FT



**GUIDE PRICE
£1,425,000**



The property

A substantial attached family home offering 2,555 sq ft of bright, attractive living space with neutral, calming décor throughout, perfectly suited to modern living.

On the ground floor, the welcoming reception hall with its rustic wooden front door leads to both the kitchen/breakfast room and sitting room. The contemporary, light filled kitchen/breakfast room features sleek, modern cabinetry, integrated appliances and a central island with breakfast bar setting. French doors provide direct access onto the rear terrace for outdoor dining. Double doors lead effortlessly through to the bright and airy sitting room showcasing elegant styling and a fireplace focal point. French doors lead out to the garden.

The ground floor accommodation is completed by a separate cloakroom and utility room off the reception hall.

The understated elegant styling continues to the upper floors. The first floor landing gives access to the spacious principal bedroom which benefits from an smart en suite bathroom and views across the garden.

Two further generous size bedrooms are served by a modern family bathroom. On the second floor are two bright and spacious double en suite bedrooms, one currently being utilised as a family room and offering optional space for relaxation.

Outside

The front of the property is approached via a gated wrought iron entrance opening onto a private courtyard-style garden which leads to the charming timber front door. Electric gates to the side of the house ensure security and privacy, leading onto the driveway which provides ample space for parking and gives access to the detached double garage.



The well maintained, landscaped garden includes an extensive paved terrace with a south westerly aspect providing plenty of space for al fresco dining and entertaining. The level lawn is bordered by flower beds, shrubs, mature hedging and timber fencing backed by woodland beyond, offering a secluded area for outdoor relaxation.

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. Neighbouring Ascot with its world-famous racecourse 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.

The area boasts numerous excellent schools, including the comprehensive, Charters School and the independent Sunningdale School.



Distances

- M3 (Jct 3) 4.9 miles
- M25 (Jct 13) 6.1 miles
- Ascot High Street 3.2 miles
- Windsor 8.4 miles
- London Heathrow (T5) 9.3 miles
- Central London 26.9 miles

Nearby Stations

- Sunningdale
- Ascot

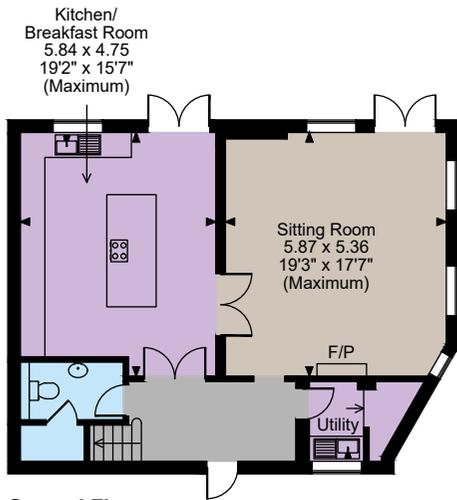
Key Locations

- Ascot Racecourse
- Virginia Water Lake
- Windsor Great Park
- Savill Garden
- Windsor Castle
- Windsor Racecourse
- LEGOLAND Windsor Resort
- Runnymede

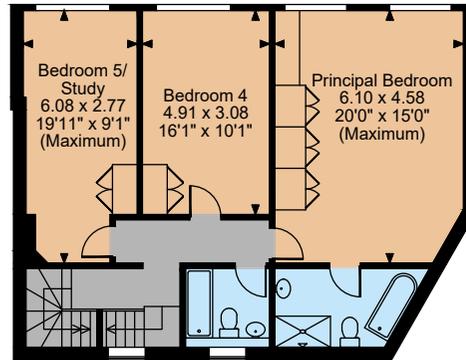
Nearby Schools

- Sunningdale School
- Charters School, Sunningdale
- LVS Ascot
- Papplewick, Ascot
- The Marist, Ascot
- Heathfield, Ascot
- St Mary's, Ascot
- St. George's, Ascot
- Lambrook, Winkfield Row
- Coworth Flexlands, Chobham
- Wellington College, Crowthorne
- Eton College

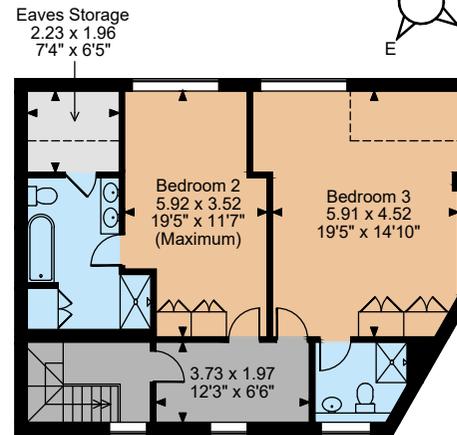




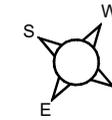
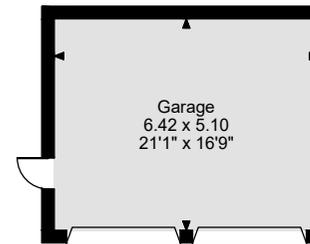
Ground Floor



First Floor



Second Floor



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

☐☐☐☐ Denotes restricted head height

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Floorplans

House internal area 2,555 sq ft (237 sq m)

Garage internal area 352 sq ft (33 sq m)

Total internal area 2,907 sq ft (270 sq m)

For identification purposes only.

Directions

Post Code: SL5 0HU

what3words: ///entertainer.kicked.shows

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 636960

ascot@struttandparker.com

struttandparker.com



@struttandparker

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