

Green Arch
Dry Arch Road, Sunningdale, Berkshire



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& Parker

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Set within an exclusive private gated development, a substantial detached family residence offering highly versatile accommodation, beautifully arranged over three levels

Green Arch is an impressive three-storey modern home featuring versatile living space ideal for family life and entertaining. Behind its elegant red-brick exterior and stone portico lies a high-quality contemporary interior, complete with underfloor heating throughout the ground floor.

The accommodation opens from a welcoming reception hall into the principal ground floor living spaces. At the heart of the home is a capacious, open-plan kitchen and dining room with direct access to the gardens. It features sleek contemporary cabinetry and integrated Neff appliances, including a signature slide-and-hide oven, multifunction grill, full-height fridge and freezer, 5-ring gas hob, and dishwasher. This space flows effortlessly into a well-proportioned sitting room, distinguished by a magnificent roof lantern and floor-to-ceiling glazing providing a seamless connection to the gardens.

Adjacent to the kitchen sits a formal dual-aspect drawing room centred around a feature fireplace, with French doors opening onto the terrace. The ground floor layout is completed by a family room and a dedicated study, both of which enjoy direct access to the gardens, and a guest cloakroom.

The first floor hosts five well-proportioned bedrooms, including a principal suite and two further bedrooms, each complete with bespoke built-in storage and modern en suite facilities. The remaining two bedrooms are served by a stylish family bathroom. On the lower ground floor, a practical utility room offers direct internal access to the substantial integral double garage.

3,805 sq ft (314 sq m) inc. garage
4 reception rooms
5 bedrooms | 4 bathrooms
Integral double garage
Landscaped garden
Freehold | Village

Offers over £1,500,000



Outside

To the front, the property is approached via a block-paved driveway that leads to the integral double garage with an electric up-and-over door. From here, a balustraded staircase ascends to the main entrance. The beautifully maintained gardens feature a paved terrace, perfect for al fresco dining and entertaining, and an area of lawn bordered by raised flower beds, timber fencing, and mature shrubs and trees.

Location

Dry Arch Road is conveniently situated within striking distance of Sunningdale station and the day-to-day shopping amenities which include a Waitrose supermarket. Nearby Ascot High Street offers independent and high street stores whilst further more extensive facilities are available at Windsor, Bracknell, Camberley and Guildford.

The area is well served by numerous excellent schools in both the independent and state sectors, including Charters School, Sunningdale School, Papplewick, St. George's, St. Mary's, Heathfield, Lambrook, Eton College and Wellington College.

For the commuter, rail links to London (Waterloo) are available from Sunningdale and Ascot; the property is well placed for the motorway network with the M3, M25 and M4 within easy reach, providing swift access to Heathrow Airport. .

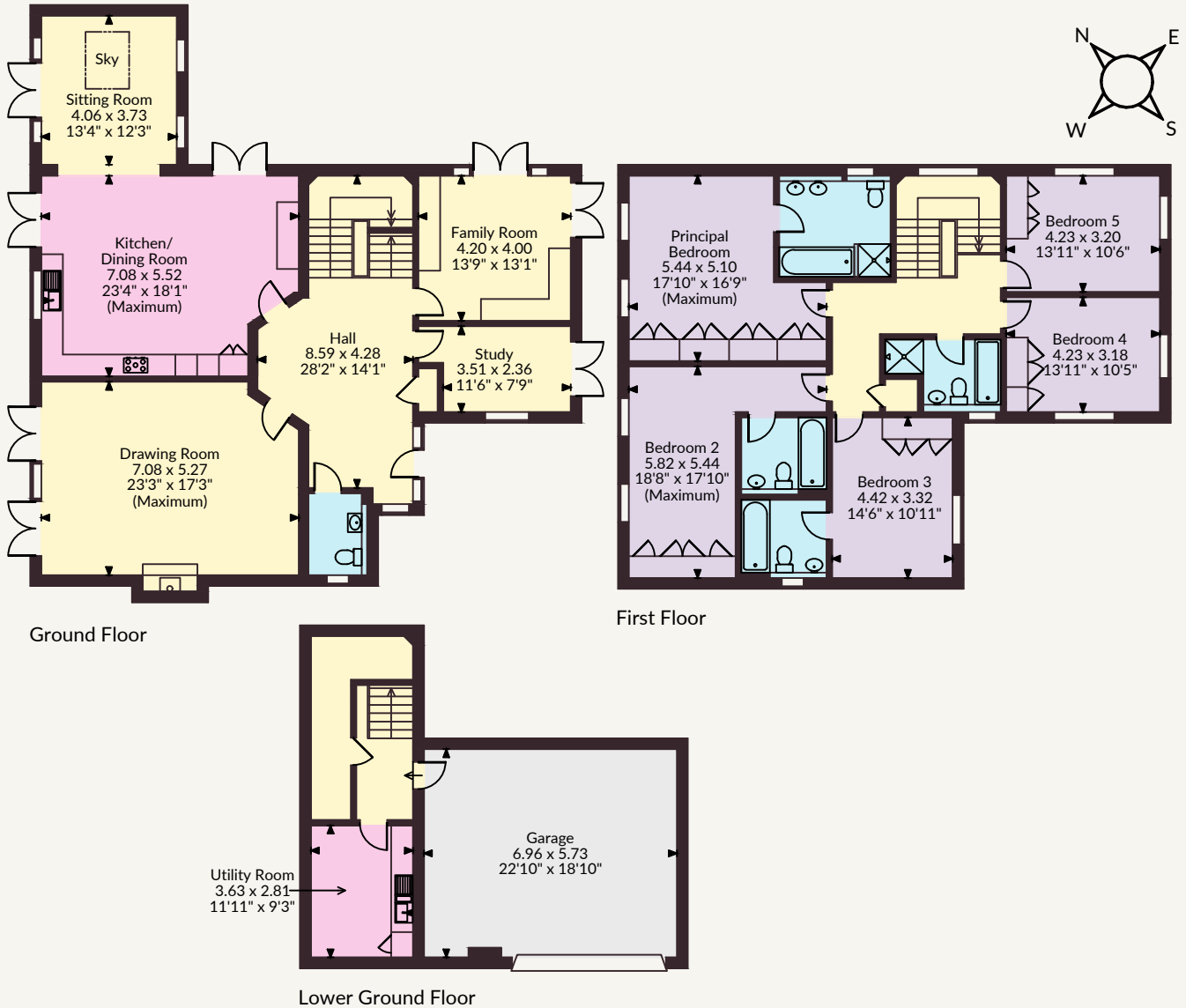
The surrounding countryside, together with Windsor Great Park, Virginia Water Lake, Savill Garden, and renowned venues such as Ascot Racecourse and Wentworth and Sunningdale Golf Clubs, provide opportunities for recreation and outdoor pursuits.

Postcode region: SL5

General

Local Authority: Royal Borough of Windsor and Maidenhead
Services: Mains electricity, gas, water and drainage
Council Tax: Band H
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Green Arch Dry Arch Road, Sunningdale
 Main House internal area 3,376 sq ft (314 sq m)
 Garage internal area 429 sq ft (40 sq m)
 Total internal area 3,805 sq ft (354 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Strutt & Parker Ascot

37 High Street, Ascot, Berkshire SL5 7HG

01344 636960 | ascot@struttandparker.com



@struttandparker struttandparker.com

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