



# 13 Guards Court

Sunningdale, Berkshire

## A fine three-bedroom property in a sought-after Sunningdale setting

A well presented terrace property, located in a highly desirable development in the well-connected village of Sunningdale. The property lies in a quiet residential cul-de-sac just moments from the village centre and amenities, and within easy reach of local commuter links.



**1 RECEPTION ROOM**



**3 BEDROOMS**



**2 BATHROOMS**



**DRIVEWAY PARKING**



**SOUTH-EAST FACING GARDEN**



**FREEHOLD**



**TOWN**



**1036 SQ FT**



**GUIDE PRICE £680,000**



### The property

A spacious 3-bedroom family home offering bright and airy living space, styled with a crisp neutral palette. The ground floor features a generous open-plan sitting and dining room with double doors opening the space out to the rear patio and garden – perfect for both relaxing and dining. The kitchen, fitted with a sleek range of glossy units and integral appliances, is adjacent. The ground floor is completed by a guest cloakroom and a utility/store room, both accessed from the reception hall.

Upstairs is host to two comfortable double bedrooms, including the principal bedroom with built-in storage and a private en suite shower room, a versatile single bedroom that could be utilised as a home office, and a modern family bathroom.

### Outside

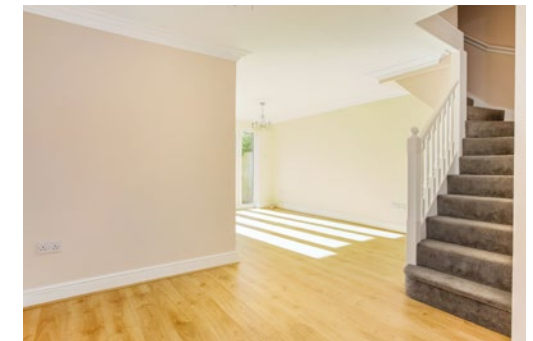
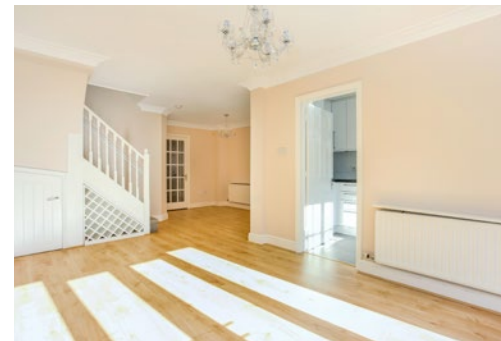
The house lies on a quiet cul-de-sac with no through-traffic. To the front of the property, a driveway provides off-road parking whilst to the rear, a south-

east facing garden offers space for al fresco dining on a paved patio and level lawn. Mature shrubs and trees provide year-round visual interest.

### 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) 4.1 miles
- M25 (J13) 6.5 miles
- Ascot High Street 3.1 miles
- Windsor 8.3 miles
- Heathrow Airport (T5) 9.2 miles,
- Central London 27 miles

### Nearby Stations

- Sunningdale Station
- Ascot Station

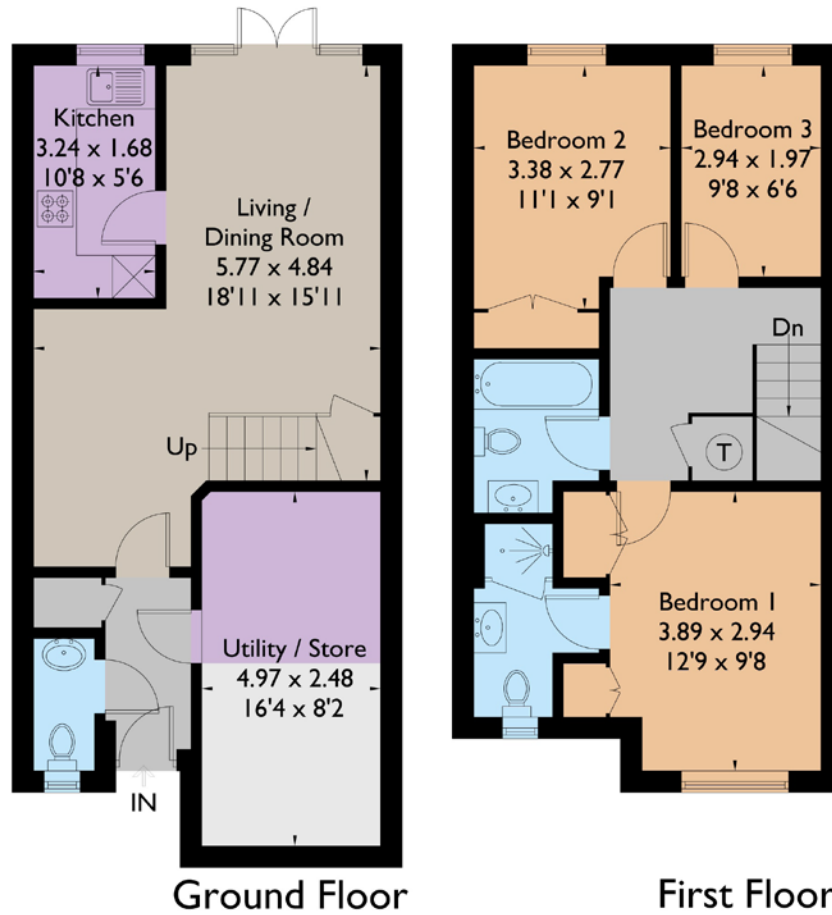
### Key Locations

- 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



Floorplanz © 2018  
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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



**Floorplans**  
House internal area 1036 sq ft (96.3 sq m)  
For identification purposes only.

**Directions**  
Post Code: SL5 0ES

what3words: ///school.wiped.modes

**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 F

EPC Rating: D

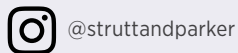
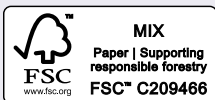
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