



6 Villiers House

London Road, Sunningdale, Berkshire

A 3-bedroom apartment with underground parking, in a prestigious and highly-convenient gated development

A highly-appealing first floor apartment offering quality fixtures and fittings and elegant neutral décor throughout. It is located in an exclusive purpose-built development, near to local amenities and a mainline



1 RECEPTION ROOM



3 BEDROOMS



3 BATHROOMS



UNDERGROUND PARKING



BALCONY & COMMUNAL GARDENS



LEASEHOLD



VILLAGE



1,534 SQ FT



**GUIDE PRICE
£825,000**



The property

Villiers House is an attractive, purpose-built red brick and stone-trimmed development constructed by Banner Homes in 2011. No. 6 is a generously-proportioned apartment offering more than 1,500 sq ft of light-filled, flexible accommodation that has been configured to provide practical and cohesive living and entertaining space. The property is accessed via a communal entrance hall with stairs and a lift to the upper floors.

The accommodation flows from a welcoming L-shaped reception hall with useful storage, a fitted utility room and a family bathroom, also ideal for use as a guest cloakroom. The living space includes a spacious drawing room with a feature fireplace and French doors opening out to a balcony, ideal for al fresco dining and affording views over the communal grounds.

The generous L-shaped kitchen/dining room is comprehensively fitted with a range of bespoke contemporary wall and base units, complementary

work surfaces and splashbacks, and modern integrated Siemens appliances, while the remaining area has space for a good-sized table and also benefits from access to the balcony.

The accommodation is completed by a bedroom wing. It provides a principal bedroom with generous fitted storage, full-height glazing incorporating double doors to a Juliet balcony, and an en suite shower room with twin wash hand basins. There are two further double bedrooms, both with built-in storage and one with an en suite shower room, the other being served by the adjacent family bathroom.



Outside

Set behind mature hedging, Villiers House is approached via double wrought iron electric gates that open onto a block-paved driveway providing resident and visitor parking and giving access to secure underground parking and 32 sq ft store with mains power.

Backing onto woodland, the generous well-maintained communal gardens surrounding the development are laid mainly to level and gently-sloping lawn, interspersed with and bordered by well-stocked flower/shrub beds.

Location

LonVilliers House adjoins Sunningdale Heath Golf Course and is conveniently situated just half a mile from Sunningdale station and day-to-day shopping amenities which include a Waitrose supermarket. Nearby Ascot offers independent and high street stores whilst further more extensive facilities are available at Windsor, Bracknell, Camberley and Guildford.

For the commuter, there is easy access to the M3 motorway which offers a direct route to the major road networks including the M25 for access to Heathrow and Gatwick Airports.

For golfing enthusiasts, the prestigious Sunningdale Heath Golf Club, Wentworth, Swinley Forest and the Berkshire are all within easy reach. Horse racing may be enjoyed at Ascot and Windsor racecourses whilst polo is available at Smiths Lawn and The Royal County of Berkshire Polo Club. Virginia Water Lake, Savill Garden and Windsor Great Park provide picturesque walking opportunities. There is also a good choice of schools in the vicinity, in both the state and private sectors.



Distances

- M3 (Jct 3) 3.4 miles
- Sunningdale station 0.5 miles
- Ascot High Street 2.7 miles
- Woking 7.7 miles
- Windsor 8.0 miles
- Heathrow Airport T5 9.8 miles
- Central London 26 miles

Key Locations

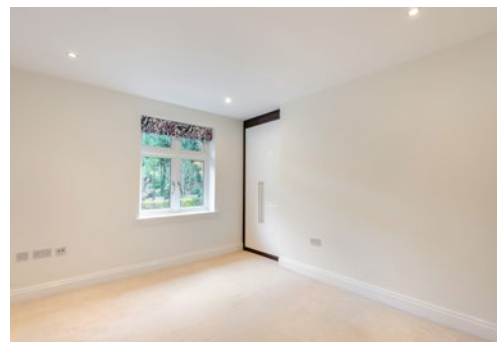
- Ascot Racecourse
- Sunningdale Golf Club
- Wentworth Golf Club
- Windsor Great Park
- Savill Garden
- Virginia Water Lake
- Windsor Castle
- LEGOLAND Windsor Resort
- Runnymede

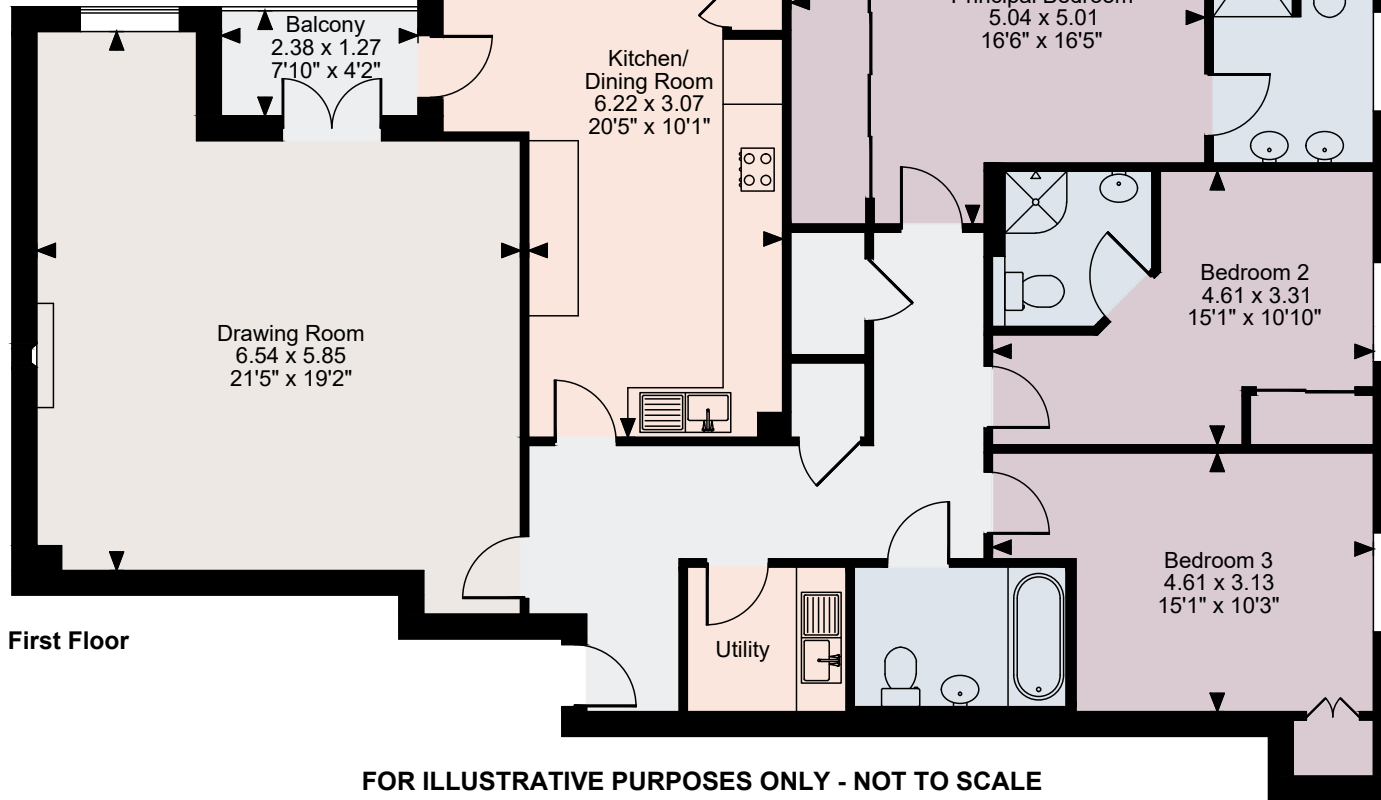
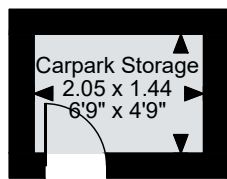
Nearby Stations

- Sunningdale Station
- Ascot Station
- Martins Heron Station
- Bracknell Station

Nearby Schools

- LVS, Ascot
- Papplewick, Ascot
- Heathfield, Ascot
- St. Mary's, Ascot
- St. George's, Ascot
- The Marist, Sunninghill
- Woodcote House, Windlesham
- Hallgrove, Bagshot
- Lambrook, Winkfield Row
- Wellington College, Crowthorne
- Eton College





First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



Floorplans

House internal area - 1,502 sq ft (140 sq m)
 Outbuilding gross internal area - 32 sq ft (3 sq m)
 Balcony external area = 33 sq ft (3 sq m)
 Total gross internal area - 1,534 sq ft (142 sq m)
 For identification purposes only.

Directions

Post Code: SL5 9RZ
 what3words: ///river.putty.wing xx

General

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

Services: Mains electricity, gas, water and drainage

Tenure: Leasehold - 125 years from 1st January 2011

Service Charge: £4998.07 p.a.

Ground Rent: £560.70

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F **EPC Rating:** B

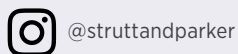
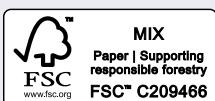
Ascot

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