



Priory End

Priory Road, Sunningdale, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A substantial 6-bedroom home, set within beautiful gardens, in a highly-desirable location

A handsome detached house offering more than 6,300 square feet of luxurious accommodation. Located on one of Sunningdale's most exclusive and sought-after residential roads, just moments from the village centre and Sunningdale Golf Club. The property features beautifully appointed accommodation, while outside there are delightful gardens



5 RECEPTION ROOMS



6 BEDROOMS



6 BATHROOMS



TRIPLE GARAGE WITH EV CHARGER



LANDSCAPED GARDENS



FREEHOLD



TOWN



6.303 SQ FT



**GUIDE PRICE
£3,950,000**

The property

Priory End is a magnificent detached house featuring handsome red brick elevations and large sash windows, while inside the accommodation is light and airy and benefits from an air circulation/comfort cooling system throughout, under-floor heating to the ground and first floors, and a centralised multi-room audio visual system. The spacious reception hall creates a striking impression upon entry, with its tiled flooring, lofty ceiling height, and grand staircase leading to the galleried first-floor landing above. The main reception room is the open-plan drawing area and dining area, which features tile flooring and a fireplace, and opens onto the rear garden via two sets of French doors. This room connects with the garden room in a semi open-plan layout, combining to provide superb relaxation and entertaining space, with a further set of French doors opening onto the garden. There is also a sitting room to the front, and a study.

To the rear of the ground floor is the multi-functional kitchen/breakfast/family room with three sets of French doors opening out to the terrace and barbeque

area, thereby being perfectly positioned for entertaining. The sleek kitchen is fitted with a comprehensive range of modern units incorporating a central island, and integrated Sub-Zero and Wolf appliances; there is also an independent breakfast bar for informal dining. The family area enjoys a double aspect and offers a sunny space in which to relax or dine, with its dual French doors and skylight overhead. An adjoining utility room has its own outside access with doors opening to a cloakroom and also the integral garage. An additional cloakroom is conveniently located off the reception hall.

Upstairs, the galleried first-floor landing leads to four double bedrooms, including the palatial principal bedroom with its extensive built-in storage, en-suite dressing room, luxurious bathroom and separate shower room. Three further bedrooms all have en suite shower rooms, with stylish modern suites, whilst the second floor is host to a double bedroom and a family bathroom, as well as a large additional bedroom, which could be utilised as a games room or gym.





Outside

At the entrance to the property, security gates open onto the block-paved driveway, which provides plenty of parking space and access to the integrated triple garage and EV charge point contained therein. The garden at the front has an area of lawn and border hedging, trees and shrubs, as well as flower beds planted with lavender and other established shrubs and perennials.

The lawn continues around the side of the house to the rear, where it forms part of the beautifully landscaped and maintained gardens, with well-stocked border beds, and clipped hedging, mature shrubs and trees providing a sense of serenity and privacy. An extensive paved terrace spanning the rear of the house features a sheltered barbecue/food prep area and provides superb al fresco dining and entertaining space.

Location

Priory Road is a highly regard road situated close to bustling Sunningdale village with its Waitrose store,

train station and local shops and restaurants. Ascot is within easy reach and the larger towns of Windsor, Reading and Guildford offer further more extensive shopping and leisure facilities.

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.

Sporting and leisure facilities in the area include golf at Sunningdale, Wentworth, Swinley Forest and The Berkshire, horse racing at Ascot and Windsor and polo at Smiths Lawn, Windsor Great Park and the Royal County of Berkshire Polo Club. Excellent spa facilities are available at The Berystede, Pennyhill Park, Coworth Park, Wentworth and Foxhills.

The area is also fortunate to have some excellent schools, in both the state and independent sectors.



Distances

- M3 (J3) 4 miles
- M25 (J12) 11 miles
- Ascot 3.0 miles
- Windsor 8.0 miles
- Heathrow Airport (Terminal 5) 9.4 miles,
- Central London 27 miles

Key Locations

- Ascot Racecourse
- Windsor Great Park
- Virginia Water Lake
- Savill Garden
- Windsor Castle
- The Long Walk
- Windsor Racecourse
- LEGOLAND Windsor Resort

Nearby Schools

- Sunningdale
- Charters, Sunningdale
- St. George's, Ascot
- St. Mary's School, Ascot
- Heathfield, Ascot
- Papplewick, Ascot
- The Marist, Ascot
- Licensed Victuallers' School, Ascot
- Woodcote House, Windlesham
- Lambrook, Winkfield Row
- Coworth Flexlands, Chobham

Nearby Stations

- Sunningdale Station
- Ascot Station











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 5,743 sq ft (534 sq m)

Garage internal area 560 sq ft (52 sq m)

Plant Room/Shed internal area 130 sq ft (12 sq m)

Total internal area 6,433 sq ft (598 sq m)

(Quoted area excludes External Garden Barbeque)

For identification purposes only.

Directions

Post Code: SL5 9RQ

what3words: ///ready.ocean.fight

General

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

Services: Mains electricity, gas, water and drainage. Full fibre broadband. Air circulation/comfort cooling system. Under-floor heating.

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

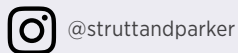
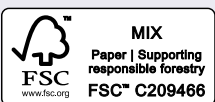
Council Tax: Band H **EPC Rating:** D

Ascot

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