



1 Queens Road
Sunninghill, Berkshire

STRUTT
& PARKER

BNP PARIBAS GROUP

A charming period detached family house within a stone's throw of Sunninghill High Street

A detached 3-bedroom period property with a pretty, secluded garden, garage and off-road parking, conveniently close to the shops of Sunninghill High Street. No onward chain.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM & 1 SHOWER ROOM



GARAGE & OFF-ROAD PARKING



FRONT & REAR GARDENS



FREEHOLD



VILLAGE



1,399 SQ FT



GUIDE PRICE £800,XXX



The property

A charming, detached red brick period house offering character, space and modern convenience, complete with a garage, driveway parking, and a beautifully landscaped rear garden. Available with no onward chain, the property is an ideal family home.

Inside, the ground floor includes an elegant sitting room enhanced by a bay window fitted with plantation-style shutters, and centred around a feature fireplace with a gas fire.

The spacious fitted kitchen is open-plan with the dining room, creating a sociable layout for family meals or hosting guests, with double doors leading directly out to the garden. Situated adjacent to the dining room is a study, perfect for those seeking to work from home, whilst a utility room and a shower room complete the accommodation on the ground floor.

Upstairs, the principal bedroom benefits from built-in wardrobes and access to a Jack and Jill bathroom, with two further bedrooms also featuring built-in storage.

Outside

The front of the property showcases an attractive red brick façade with period detailing, complemented by a bay window. A private driveway provides off-road parking and leads to the garage.

To the rear, the cottage-style garden combines symmetry and greenery to create a serene outdoor haven, with gravel pathways, areas of lawn and flower/shrub beds and borders. Along one side is an extensive area of pergola adorned with climbing vines, providing a shaded spot in which to sit and relax.



Location

Queens Road is conveniently positioned within striking distance of the High Street with its shops and restaurants catering for day-to-day needs, and the Novello theatre.

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. There is a Waitrose store at nearby Sunningdale, whilst the towns of Ascot, 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, and 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 miles
- M25 (J13) 7.7 miles
- Sunningdale 1.3 miles
- Ascot High Street 1.7 miles
- Windsor 7.7 miles
- Heathrow Airport (T5) 10.3 miles,
- Central London 28 miles

Nearby Stations

- Sunningdale
- Ascot
- Martins Heron
- Longcross

Key Locations

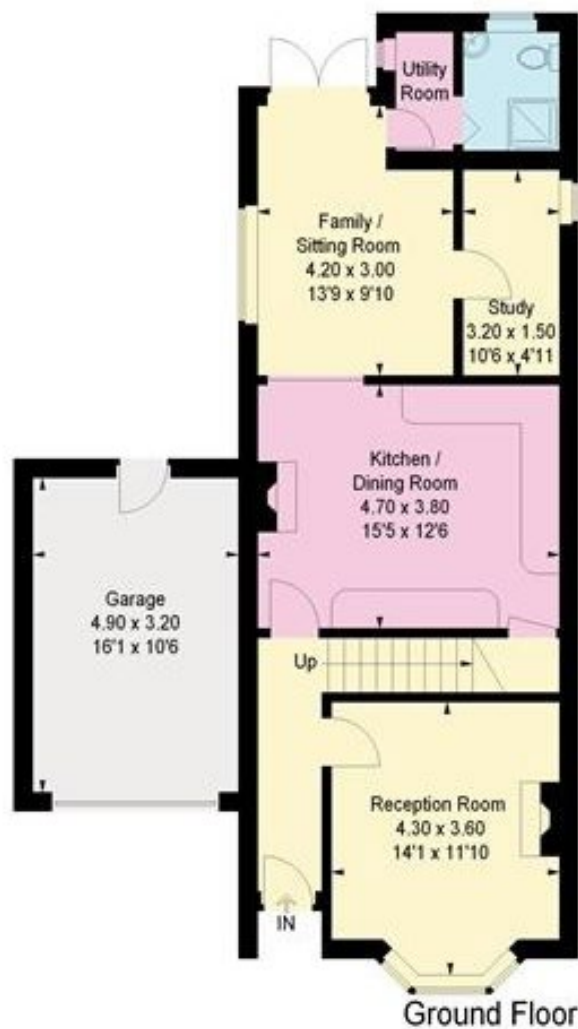
- Sunningdale Golf Club
- Wentworth Golf Club
- Ascot Racecourse
- Windsor Racecourse
- Windsor Great Park

- Windsor Castle
- LEGOLAND Windsor Resort
- Savill Garden
- Virginia Water Lake
- Runnymede (Magna Carta memorial)

Nearby Schools

- Sunningdale
- Charters, Sunningdale
- The Marist School, Ascot
- St Mary's School Ascot
- St George's, Ascot
- Heathfield, Ascot
- Papplewick, Ascot
- LVS, AscotCoworth-Flexlands, Chobham
- Lambrook, Winkfield Row
- Wellington College, Crowthorne
- Eton College
- ACS International School, Egham
- American International School (TASIS) , Thorpe





Floorplans

House internal area 1,227 sq ft (114 sq m)
 Garage internal area 172 sq ft (16 sq m)
 Total internal area = 1,399 sq ft (130 sq m)
 For identification purposes only.

Directions

Post Code: SL5 9AF

what3words: ///shock.edits.echo

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

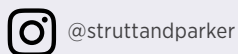
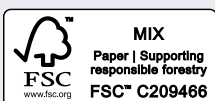
Ascot

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