

2 Rose Cottages  
Sunninghill, Berkshire



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## A charming semi-detached, period cottage with a beautifully landscaped rear garden

A pretty three-bedroom semi-detached cottage complemented by climbing roses to the front elevations and a mature landscaped rear garden that provides year-round interest.

Inside, the accommodation includes a spacious, dual-aspect sitting and dining room. This room is rich in character, boasting a traditional style fireplace, exposed beam ceiling, and a glazed door leading out to the rear garden, while leaving ample space for a family dining table. The adjoining kitchen/breakfast room is fitted with elegant Shaker-style units, integrated appliances, and a peninsular with integral breakfast bar and wine fridge below. Double glass doors open from the kitchen, inviting the outside in to create a seamless flow into the garden.

Upstairs, the principal bedroom boasts built-in storage, an en suite shower room, and double glass-panelled doors opening to a balcony, alongside two further bedrooms and a family bathroom.

Outside, a driveway provides convenient off-road parking for three cars and leads to a garage that has been cleverly divided into dual zones: storage at the front and a versatile home office at the rear, with bi-fold doors opening out to the lush multi-layered garden. This could be reinstated as a garage if required.

Enclosed by a selection of mature shrubs and trees, ensuring excellent privacy, the garden features a majestic central windmill palm tree, and a slate pathway leads runs down the right hand border, past a tucked-away pond.



### Location

The property is situated in a highly desirable location and combines the advantage of country living with the convenience of excellent transport links and easy access to London, the motorway network and Heathrow Airport. Ascot and Sunningdale offer a range of shops, bars and restaurants, whilst the towns of Windsor Maidenhead, Camberley, Guildford and Reading provide a further more extensive range facilities.

Sporting and leisure facilities in the area include some of the best-known golf courses in the world, notably Wentworth, Sunningdale and Swinley Park; horse racing at Ascot and Windsor; horse riding on Chobham Common and in Windsor Great Park; and pleasant walks may be enjoyed at Virginia Water, Savill Garden and the surrounding countryside.

Educational opportunities in the area are superb with many excellent schools in both the independent and state sectors.

Postcode region: SL5

### General

Local Authority: Royal Borough of Windsor & Maidenhead

Services: Mains electricity, gas and water. Private drainage - which we understand may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band D

EPC Rating: D

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

**1,376 sq ft (127.9 sq m) including outbuilding**

**Sitting/dining room**

**3 bedrooms | 2 bathrooms**

**Home office**

**Balcony | Delightful landscaped garden**

**Off-road parking for 3 cars**

**Freehold | Village**

**Guide price £800,000**



Approximate IPMS2 Floor Area = 109.0 sq m / 1173 sq ft  
 Garage = 18.9 sq m / 203 sq ft  
 Total = 127.9 sq m / 1376 sq ft  
 Including Limited Use Area (1.1 sq m / 12 sq ft)



Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 317605

## Strutt & Parker Ascot

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