

3 NEW PLACE

SUNNINGDALE • SL5



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SUNNINGDALE, BERKSHIRE

A beautifully refurbished and spacious 3 bedroom period apartment

Entrance hall • Kitchen/family room
Drawing room/dining area • Study area
Cloakroom

Master bedroom suite with walk in wardrobe
2 further bedroom suites

Terrace • Private garden • Garaging

Ascot High Street 2.5 miles • Sunningdale station with links
to London (Waterloo) in approximately 55 minutes
Sunningdale village 0.25 miles • Windsor 9 miles
Heathrow (T5) 10.4 miles • Central London 31 miles

(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as
statements of fact. Your attention is drawn to the Important Notice on the last
page of the text.





3 New Place, London Road, Sunningdale, SL5 9SD

Situation

New Place is an Edwardian mansion house converted into just 5 apartments with number 3 being located on the first floor providing beautifully refurbished, spacious living accommodation with wonderful period features. New Place is conveniently located for Sunningdale village with its Waitrose, further range of shops, restaurants, amenities and a rail link to London Waterloo.



Schools: The local schooling is exceptional. In addition to Charters School, there are many renowned private schools including Eton College, Papplewick, Sunningdale, St Mary's, Heathfield, Hurst Lodge, TASIS, St George's and St John's Beaumont.



Entertainment: Golf clubs at Sunningdale, Swinley and Wentworth. Spa facilities at The Berystede, Coworth Park and Pennyhill Park. Polo at the Guards Club and The Royal Berkshire. Multiplex cinemas and leisure centres in nearby towns.



Restaurants: Various restaurants in the area including Ascot Grill, La Sorrentina, The Windmill, The Belvedere Arms, Bluebells Restaurant & Bar, The Drawing Room and Barn at Coworth Park and The Carpenters Arms.



Walking & Riding: Beautiful country walks can be found in Windsor Great Park and on Chobham Common. A licence to ride in Windsor Great Park can be acquired.



Shopping: Ascot and Sunningdale provide a good selection of local shopping facilities. More extensive shopping facilities can be found in Windsor, Camberley and Guildford.



Travel: The M3 and M4 provide good road links to the west country and central London and via the M25 connect to Heathrow.



Sunningdale and Ascot train station to London (Waterloo).



Heathrow and Gatwick international airports are easily accessible.

Gardens and grounds

3 New Place has a perfect south facing terrace which overlooks beautiful, mature gardens. In addition the apartment has its own private garden area.

Services

We are advised by our client that gas, electricity, water and drainage are all mains supplied.

Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority

Surrey Heath Borough Council
Tel: +44 (0) 1276 707100



Approximate Gross Internal Floor Area

190.5 sq.m. / 2,051 sq.ft.

Approximate Gross Internal Area Outbuildings

19.9 sq.m. / 214 sq.ft.

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