2 Rose Cottages Sunninghill, Berkshire
2 Rose Cottages
Bagshot Road, Sunninghill,
Berkshire SL5 9LU

Attractive period cottage with stunning rural views

The M3 (Junction 3) 3.1 miles for travel to London or the South coast, M25 (Junction 13) 9.2 miles at Egham provides a direct link to the national motorway network, Sunningdale Train Station 2.7 miles, London Waterloo 57 minutes, Ascot High Street 2.3 miles, Windsor 9.1 miles, Central London (Knightsbridge) 28 miles, Heathrow Airport 12 miles

Sitting room | Dining room | Kitchen | 14’7 master bedroom with en-suite and private balcony | 2 further bedrooms | Family bathroom
Driveway parking for 3 cars | Garage
EPC rating D

Location
Ascot, Windsor and surrounding towns and villages are well known for their shops and boutiques, bars and traditional country public houses.

For leisure there are prestigious golf clubs including Wentworth, Sunningdale and The Berkshire; along with health and fitness clubs at Virgin Active Club, Berystede Hotel and Coworth Park. The picturesque Virginia Water Lake and The Savill Garden are both within reach, with horse riding at Chobham Common and Windsor Great Park. The area is fortunate to have some excellent independent schools, international schools, and the highly regarded state secondary school, Charters School.

The property
2 Rose Cottages is a charming, 3 bedroom extended pretty cottage offering lovely character features including beamed ceilings, working fireplace and fantastic mature garden with rural views to the rear. The property boasts spacious accommodation with an impressive 22’6 sitting room and a master bedroom with private balcony and double doors into the en-suite bathroom.

Outside
There is a driveway providing off street parking for approximately three cars leading to a single garage. The garage has front and rear doors allowing access for further parking behind if required. The thoughtfully planted cottage garden offers all year round interest and stunning views over surrounding land and gardens which is a real feature of the house.

General
Tenure: Freehold
Services: Mains water, electricity, and gas
Local Authority: Royal Borough of Windsor and Maidenhead (Tel +44 (0)1628 683800)
IMPORTANT NOTICE Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken October 2015. Particulars prepared October 2015.

Directions
From our offices in Ascot, continue to the mini roundabout and turn left into Station Hill. Continue pass the train station and the shops in South Ascot. After approximately half a mile, turn right at The Berystede Hotel cross roads into Bagshot Road. Follow this road for some distance, the property can be found on your left.

Ascot
32 High Street, Ascot, Berkshire SL5 7HG
01344 876363
ascot@edwardsandelliott.co.uk
edwardsandelliott.co.uk

55 offices across England and Scotland, including 10 offices in Central London

Gross internal area 1168 sq ft (108.5 sq m)
Garage 208 sq ft (19.3 sq m)

For identification purposes only.

Floorplans

FLOORPLANZ © 2015 0845 6344080 Ref: 152483
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Bagshot Road, Sunninghill
Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft
Garage = 19.3 sq m / 208 sq ft
Total = 127.8 sq m / 1376 sq ft