

THO



Holly Hill Drive, Sunningdale
Guide Price £2,200,000

OSBORNE HEATH



The Ballimore is in the Sunningdale Park development and the specification includes a Charles Yorke kitchen, Miele and Siemens appliances, underfloor heating and CAT 6 wiring.

The ground floor has a formal living room, study, kitchen with central island, living and dining areas plus doors out to the garden, utility room, downstairs WC and internal access to the garage.

The first floor has the principal bedroom with two dressing rooms and a large en suite, plus two further double bedroom with built-in wardrobes and en suite shower rooms.

The top floor has two more en suite bedrooms, one of which has a walk-in wardrobe.

Outside there is driveway parking, a double garage and a rear south facing garden.

Holly Hill Drive is a small cul-de-sac of new houses in the Sunningdale Park development. The development has 47 acres of open parkland. Popular local schools include Bishopsgate, Charters, Cheapside, Hall Grove, Heathfield, Holy Trinity, Lambrook, The Marist, Papplewick, St Francis, St George's, St Mary's and Sunningdale. Sunninghill village has a number of local independent businesses, great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club, Virginia Water and Windsor Great Park. The nearest train station is Sunningdale where services run to London and Reading. Sunningdale Park is also convenient for the M3, M4, M25 and Heathrow Airport.

Holly Hill Drive

Sunningdale

- Five Double Bedrooms
- Five Bathrooms
- Three Receptions
- Study
- Utility Room
- Double Garage
- Detached
- Driveway
- South Facing Garden
- Cul-De-Sac

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: B

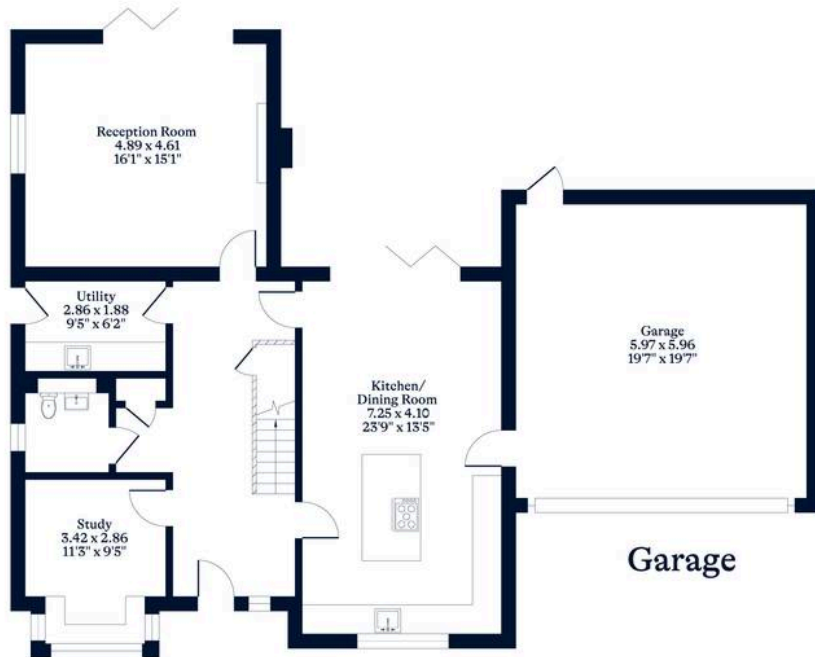
EPC Environmental Impact Rating: B



APPROXIMATE FLOOR AREA
House - 250.00 sq m - 2691 sq ft
Garage - 35.50 sq m - 383 sq ft
Total - 285.50 sq m - 3074 sq ft
(Gross Internal Area)



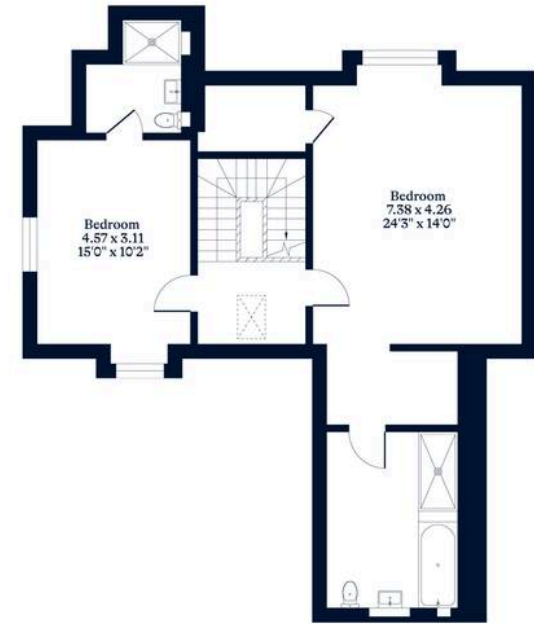
NOT TO SCALE
This plan is for illustration purposes only



Ground Floor



First Floor



Second Floor

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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement.

Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.