



**CARLESSI COTTAGE**  
SUNNINGDALE

**BUCKINGHAMS**





# Carlessi Cottage

Fireball Hill • Sunningdale • Berks • SL5 9PJ

£1,350,000

Freehold



A most attractive thatched character home enjoying private & mature gardens, situated on a highly sought after private road within easy reach of village centre facilities & available for sale with no chain.

- UNIQUE CHARACTER FAMILY HOME
- FIVE BEDROOMS, TWO EN SUITE
- EXCELLENT LIVING SPACE
- SUNNINGDALE CENTRE 1.5 MILES
- ATTRACTIVE, PRIVATE 0.25 ACRE PLOT
- SOUGHT AFTER PRIVATE ROAD
- LONDON WATERLOO 50 MINS APPROX
- COUNCIL TAX BAND G

RECEPTION HALL • CLOAKROOM • LARGE 'L' SHAPED DRAWING/DINING ROOM • FAMILY ROOM • STUDY • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • MASTER & GUEST BEDROOM SUITES • THREE FURTHER BEDROOMS • FAMILY BATHROOM • GATED DRIVEWAY TO GARAGE • PRIVATE GARDENS

## Description

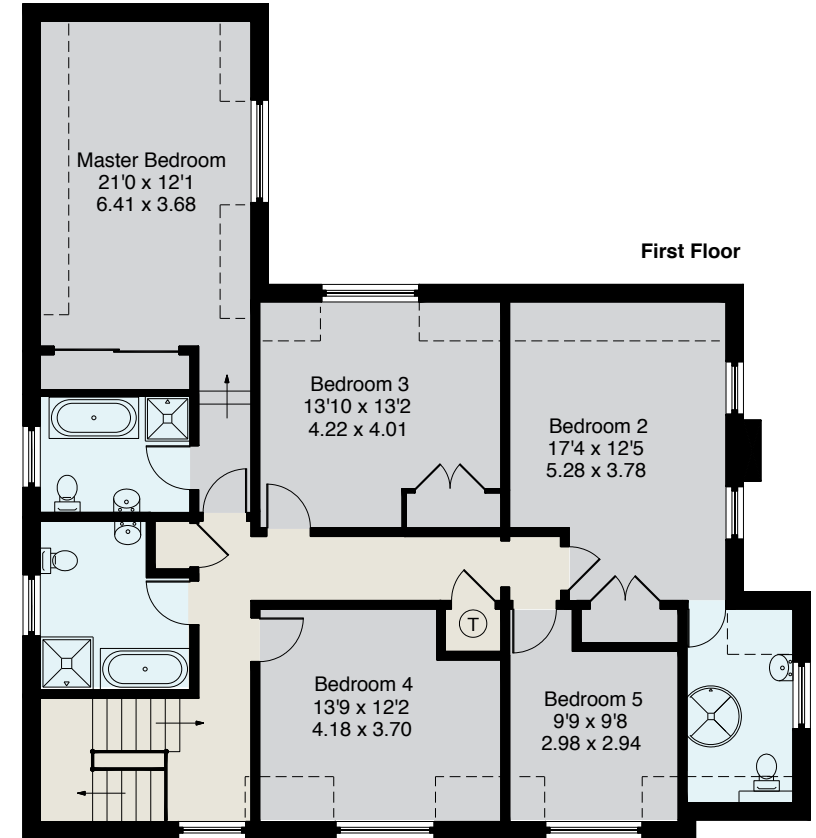
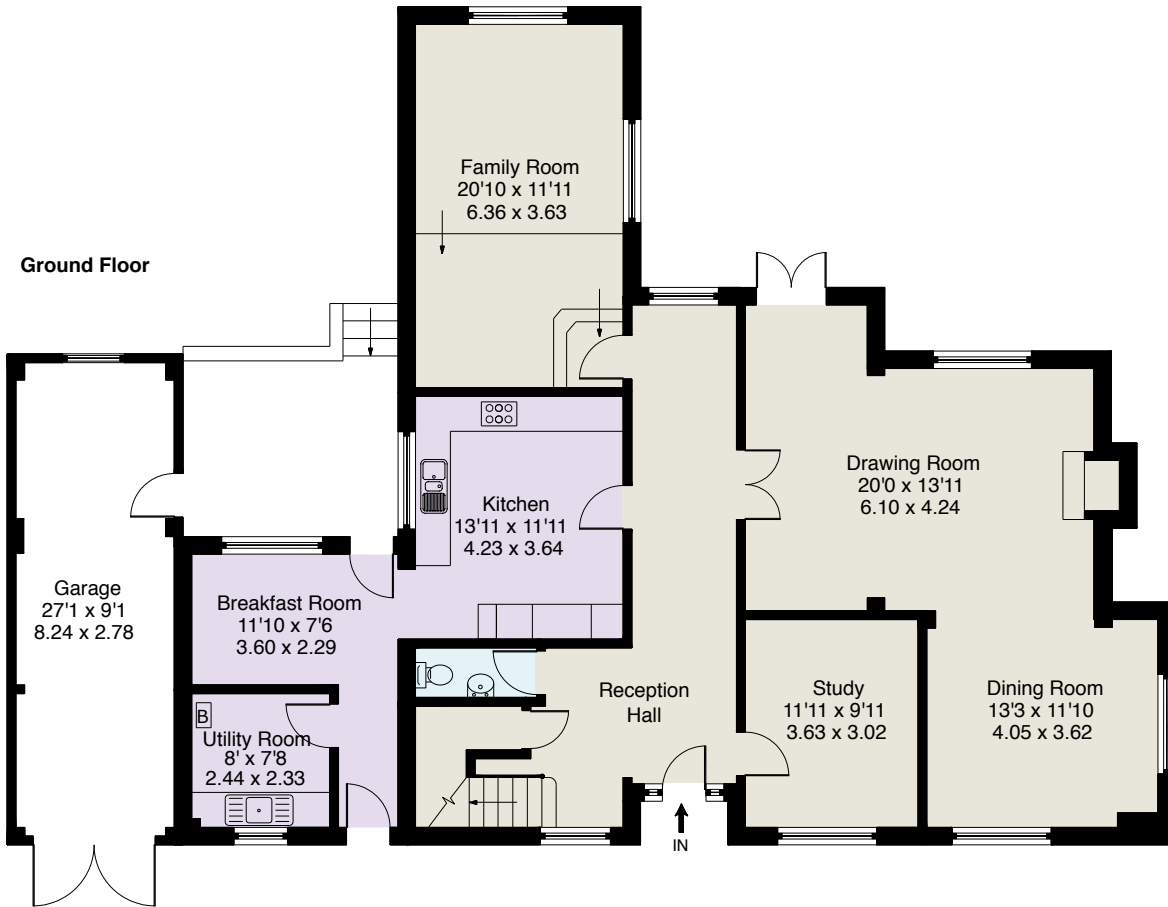
Carlessi Cottage is a unique home of superb external character and providing very spacious family accommodation; Fireball Hill is a lovely and very popular private road where available property is a true rarity so in our opinion this is an excellent opportunity for the discerning buyer.

## Directions

From Sunningdale Rail Station turn right onto the A30 London Road and take the first right turn into Charters Road (by the BMW dealership); at the end of the road after passing Charters School turn left onto Devenish Road, ignore the first right turning into Fireball Hill and take the second entrance where Carlessi Cottage will be found a short way along on the left hand side.



**Approximate Gross Internal Floor Area :**  
 Ground Floor 167 sq m / 1798 sq ft  
 First Floor 131 sq m / 1401 sq ft  
**Total 297 sq m / 3199 sq ft**



EPC- C73.

**Important Notice**  
 These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: CCB011509162 HPI ©2016 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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