



LANGDALE HOUSE
SUNNINGDALE

BUCKINGHAMS



Langdale House

West Drive • Sunningdale • Berkshire • SL5 0LF

£1,795,000 Freehold

An early 1970's built Georgian style detached home occupying a lovely, wooded plot in excess of one acre on the main island of the highly prestigious Wentworth Estate.

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| • HIGHLY SOUGHT AFTER ADDRESS | • 1970'S BUILT GEORGIAN STYLE HOME |
| • PLOT MEASURING 1.1 ACRES | • MAIN ISLAND OF WENTWORTH ESTATE |
| • SUPERB SCOPE FOR REDEVELOPMENT | • EXISTING BUILT AREA 3,425 SQ FT |
| • NO ONWARD CHAIN | • SHORT DISTANCE TO SUNNINGDALE VILLAGE |

RECEPTION HALL • CLOAK/SHOWER ROOM • DRAWING ROOM • DINING ROOM • STUDY • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • INDOOR SWIMMING POOL (UNFINISHED) • MASTER BEDROOM WITH EN SUITE BATHROOM • THREE FURTHER BEDROOMS • FAMILY BATHROOM • ATTACHED DOUBLE GARAGE • GROUNDS OF OVER ONE ACRE

Description

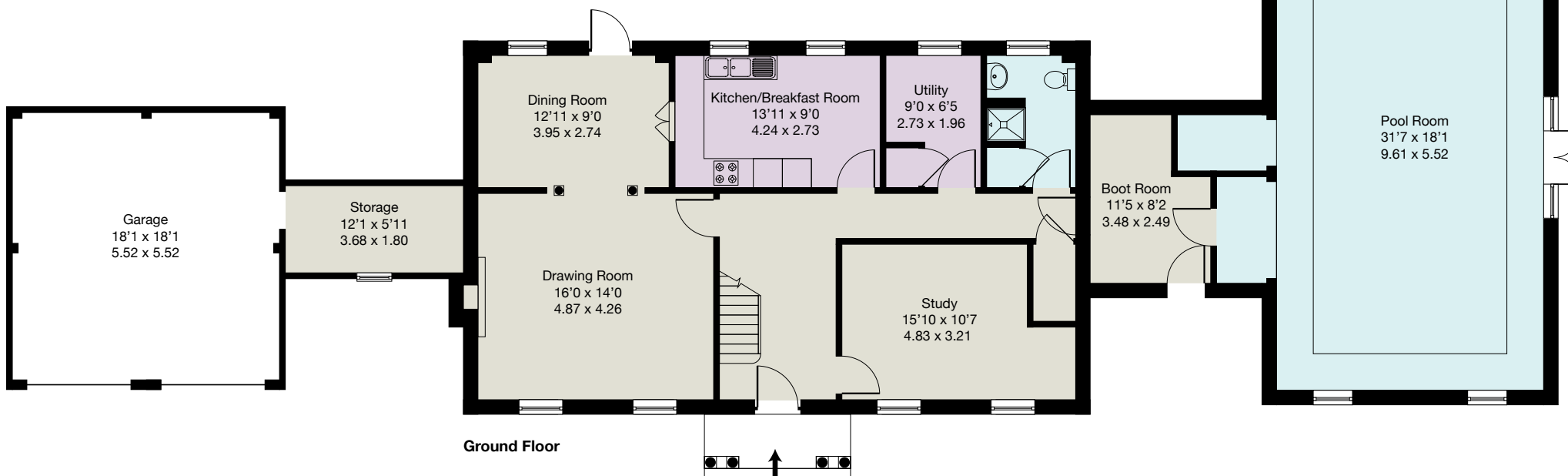
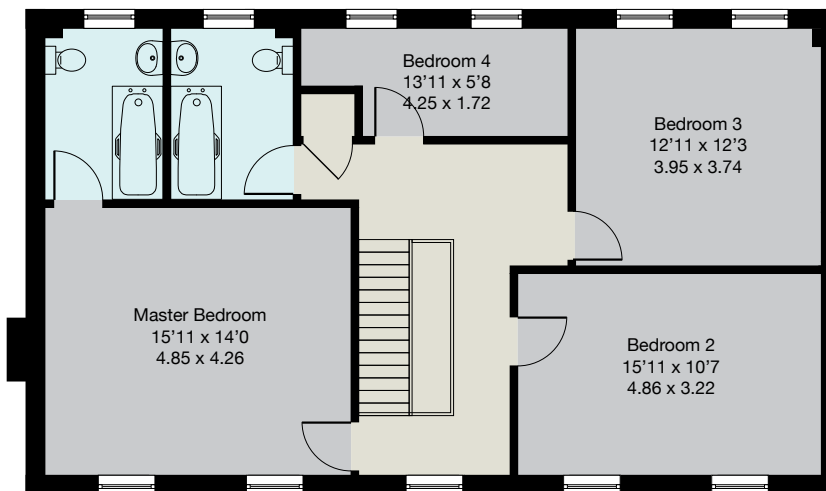
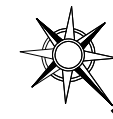
Langdale offers prospective purchasers a huge amount of potential, whether one were to retain the existing house and alter/extend or if one wished to completely redevelop for a substantial new home (subject to obtaining planning permission); the mature, wooded plot extends to in excess of an acre.

Directions

From our offices on Station Approach, Virginia Water turn left onto Christchurch Road and at the roundabout take the third exit to continue on the road; at the junction with the A30 London Road turn left in the Sunningdale direction, cross the traffic lights at the main entrance to Wentworth Golf Club. After approximately 1.5 miles turn left into West Drive, where Langdale House will be found immediately on the right hand side.

Approximate Gross Internal Floor Area :
 Ground Floor 155.00 sq m / 1668 sq ft
 First Floor 87.91 sq m / 946 sq ft
 Garage/Storage 37.30 sq m / 402 sq ft
Total 280.21 sq m / 3016 sq ft

Approximate Gross External Area :
Total 318.23 sq m / 3425 sq ft



EPC: F28.

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: LHB011003213 HPI ©2021 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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