



5 CAVENDISH MEADS  
SUNNINGHILL

BUCKINGHAMS



# 5 Cavendish Meads

Sunninghill • Berkshire • SL5 9TB

£799,950 • Freehold

A highly spacious five bedroom detached family home which has been extended to provide superb living accommodation, in a highly convenient location close to the village centre.

- |                                 |                                       |
|---------------------------------|---------------------------------------|
| • SPACIOUS EXTENDED FAMILY HOME | • FIVE BEDROOMS, SUPERB MASTER SUITE  |
| • LOVELY ORANGERY/FAMILY ROOM   | • DETACHED HOME OFFICE                |
| • PRIVATE REAR GARDEN           | • VILLAGE CENTRE LOCATION             |
| • CHARTERS SCHOOL A SHORT WALK  | • ASCOT STATION JUST ONE MILE DISTANT |

RECEPTION HALL • CLOAKROOM • LIVING ROOM • KITCHEN/DINING ROOM • ORANGERY/FAMILY ROOM • UTILITY ROOM • SUPERB MASTER BEDROOM WITH EN SUITE SHOWER ROOM • FOUR FURTHER BEDROOMS • FAMILY BATHROOM • DRIVEWAY PARKING • INTEGRAL DOUBLE GARAGE • PRIVATE REAR GARDEN WITH DETACHED HOME OFFICE/SUMMERHOUSE

## Description

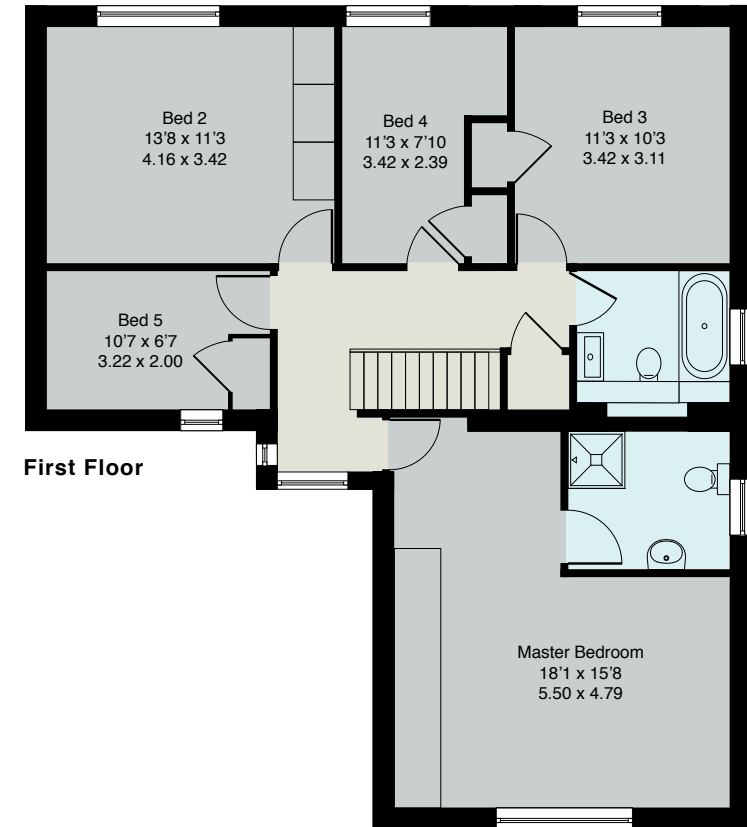
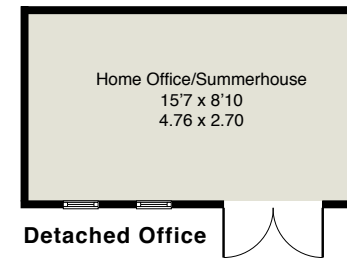
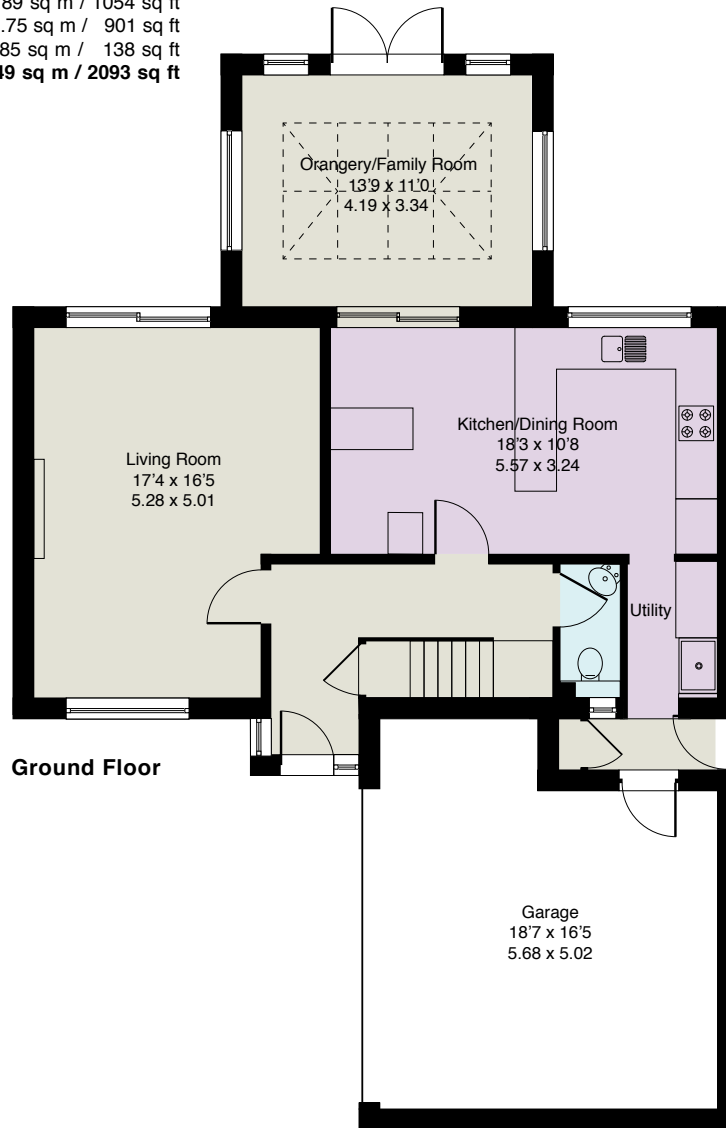
5 Cavendish Meads has been altered and extended by the present owners to create adaptable accommodation ideal for family living and entertaining alike; the detached summerhouse in the rear garden provides an extra element, perfect as the all important home office should one be required but large enough to accommodate playroom/gym space too.

The location is truly hard to beat- in addition to being just a short stroll to village centre shops, restaurants and St Michaels primary school, Charters secondary school is also within easy walking distance and Ascot rail station only 1 mile away.

## Directions

From Ascot Rail Station turn right onto Brockenhurst Road and head South, under the rail bridge and past the South Ascot shopping parade; at the roundabout with the Berystede Hotel on the right take the first exit onto Bagshot Road to proceed into Sunninghill village then take the second right turn into Cavendish Meads. Take the first turning on the left and no.5 will be found on the left hand side.

**Approximate Gross Internal Floor Area :**  
 Ground Floor 97.89 sq m / 1054 sq ft  
 First Floor 83.75 sq m / 901 sq ft  
 Detached Office 12.85 sq m / 138 sq ft  
**Total 194.49 sq m / 2093 sq ft**



EPC: D63.

**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: 5CMB012102223 HPI ©2022 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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