



CERES
SUNNINGDALE

BUCKINGHAM



Ceres

Silwood Road • Sunningdale • SL5 0PY

£2,000,000 Freehold

A rare opportunity to acquire a delightful detached Victorian coach house skillfully converted & extended to residential accommodation during the mid-1990's and enhanced with further additions around the turn of the century to create a truly unique, spacious & characterful family home set in grounds of over two acres.

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|--------------------------------|---|
| • GROUNDS MEASURING 2.3 ACRES | • 3,669 SQ.FT OF ACCOMMODATION & GARAGING |
| • FIVE BEDROOMS | • LIVING ROOM WITH FIREPLACE |
| • THREE BATHROOMS (2 EN-SUITE) | • SPACIOUS KITCHEN/BREAKFAST ROOM |
| • DOUBLE GARAGE & WORKSHOP | • HIGH CEILINGS TO GROUND FLOOR |
| • LARGE CONSERVATORY | • EXCEPTIONAL POTENTIAL TO MODERNISE |

RECEPTION HALL • CLOAKROOM • 20' X 15'8" LIVING ROOM WITH FIREPLACE • TRIPLE ASPECT DINING ROOM • LARGE CONSERVATORY • FAMILY/GAMES ROOM • STUDY • SPACIOUS KITCHEN/BREAKFAST ROOM • UTILITY ROOM • SPLIT-LEVEL MASTER BEDROOM SUITE • GROUND FLOOR GUEST BEDROOM TWO WITH BATHROOM EN-SUITE • THREE FURTHER FIRST FLOOR BEDROOMS • FAMILY BATHROOM • DOUBLE WIDTH GARAGE WITH WORKSHOP AREA • LONG DRIVEWAY WITH SECURITY GATES • LOGGIA IDEAL FOR DINING 'AL FRESCO' • GREENHOUSE • GARDENS MEASURING 2.3 ACRES

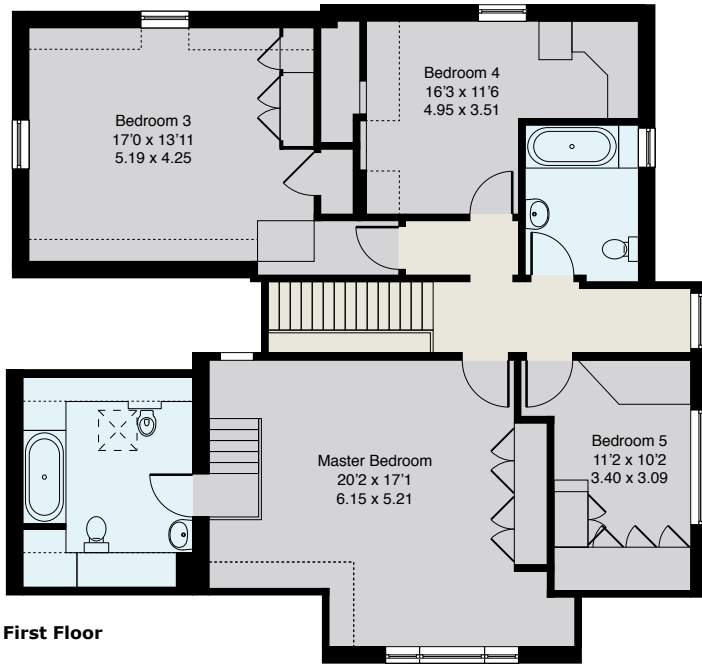
Description

A highly individual Victorian detached family home believed to have been constructed as a coach house & stables and cleverly converted to residential accommodation by the current owners during the mid-1990's. As one would expect, the property benefits from lovely character features both internally & externally whilst enjoying grounds of 2.3 acres at the end of a long driveway in a village location.

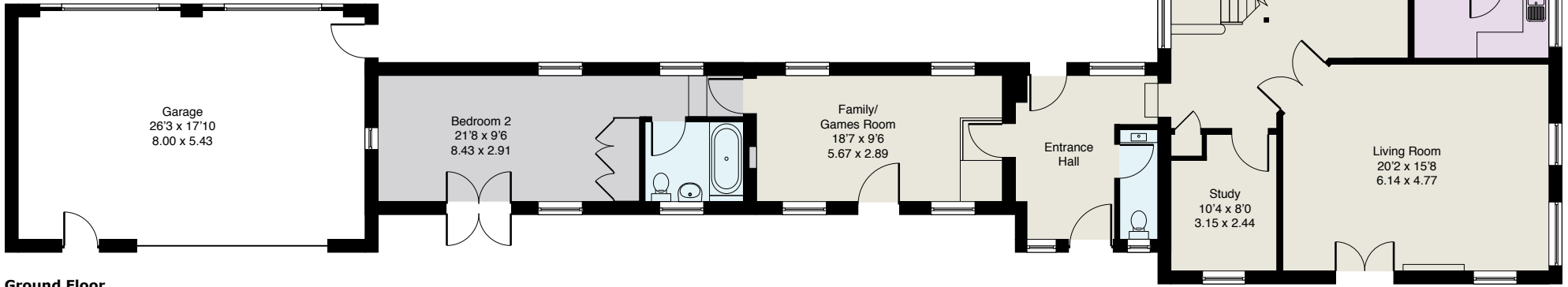
Sunningdale village centre & mainline railway station serving London Waterloo & Reading is approximately fifteen minutes' walk and provides both an excellent Waitrose supermarket and variety of restaurants & local shops whilst both the M25 Motorway at Staines/Egham (J13) and the M3 Motorway (J3) are within only a short drive.

Directions

From our offices in Station Approach, Virginia Water, turn left onto Christchurch Road and proceed to the A30. Turn left and at the traffic lights turn right into Blacknest Road (A329) towards Ascot. Continue on this road for just over two miles and turn left into Silwood Road. After passing a row of shops/offices on the left hand side turn immediately left into the driveway for Ceres.



Approximate Gross Internal Floor Area :
 Ground Floor 238.38 sq m / 2566 sq ft
 First Floor 102.52 sq m / 1103 sq ft
Total 340.90 sq m / 3,669 sq ft



EPC: E 46
 Council Tax Band G

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: C29SRB01061022 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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BUCKINGHAMS