



LANACRE
SUNNINGDALE

BUCKINGHAMS



Lanacre

The Spinney • Sunningdale • Berkshire • SL5 0AS

£1,695,000

Freehold

An excellently designed five bedroom detached family home offering superb living space and enjoying private, mature gardens on a plot of approximately a quarter of an acre, available for sale with no onward chain.

- SUPERBLY DESIGNED FIVE BEDROOM FAMILY HOME
- SOUTH WESTERLY FACING GARDEN, 0.27 ACRE PLOT
- 4 RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM
- SUNNINGDALE STATION, RESTAURANTS 1 MILE
- SUNNINGHILL VILLAGE CENTRE HALF A MILE
- LONDON WATERLOO FROM 53 MINS
- QUIET LOCATION, SOUGHT AFTER ROAD
- COUNCIL TAX BAND G, ALL MAINS SERVICES

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • DINING ROOM • STUDY • KITCHEN/BREAKFAST ROOM
 • FAMILY ROOM • UTILITY ROOM • MASTER BEDROOM WITH EN SUITE BATH & SHOWER ROOM • GUEST
 BEDROOM WITH EN SUITE SHOWER ROOM • THREE FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM
 • GATED DRIVEWAY TO DETACHED DOUBLE GARAGE • SOUTH WESTERLY FACING REAR GARDEN

Description

Having been constructed to a very high specification in 2000 by the renowned developer Kingsway Homes, Lanacre is an extremely well designed family home providing adaptable living accommodation with four separate reception rooms plus five generous bedrooms.

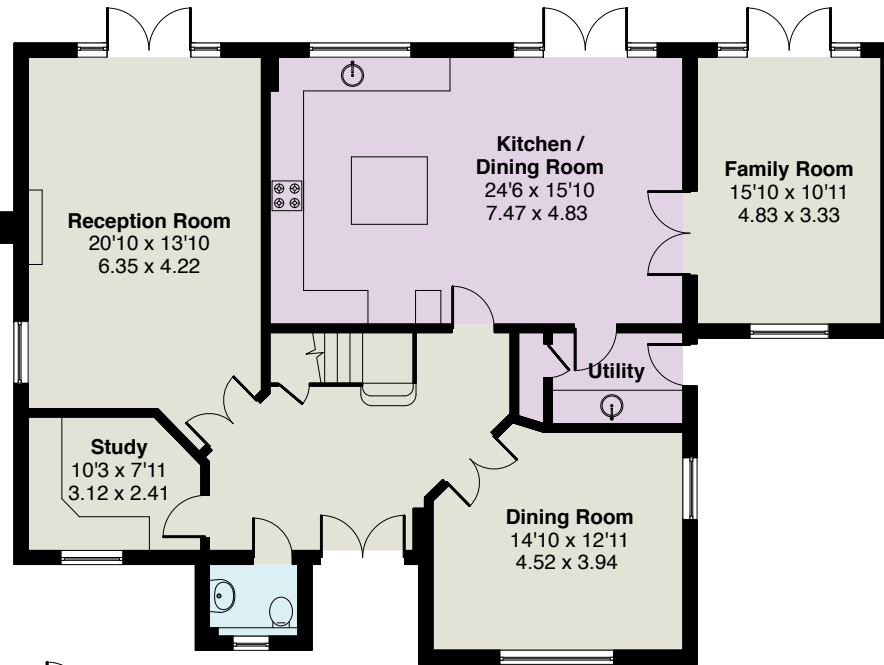
The plot measures 0.27 acres in total with a private South Westerly facing rear garden and the location is ideal, being very quiet yet within a half mile stroll of Sunninghill village centre facilities and Sunningdale village centre & rail station are approximately one mile distant.

This lovely home is available for sale with no onward chain and we thoroughly recommend a viewing.

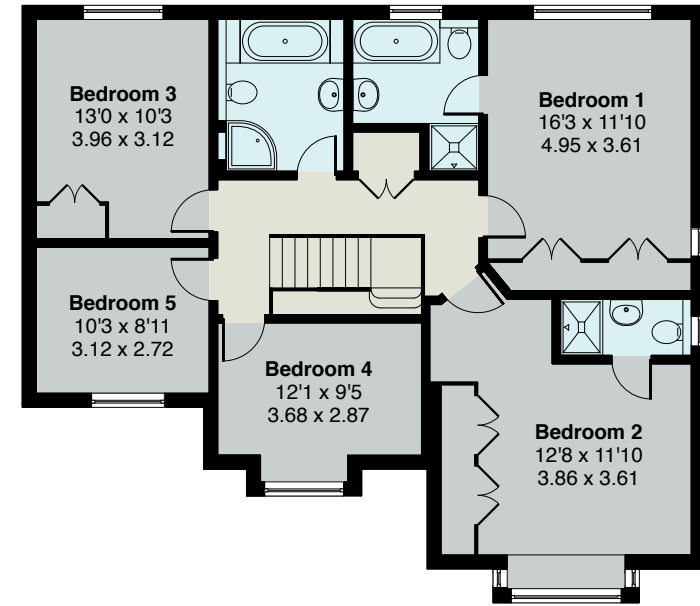
Directions

From the Sunningdale Rail Station & Waitrose car parks turn left onto the A30 London Road, proceed over the level crossing and take the first left turn into Broomhall Lane. After passing the recreation ground on the left the road becomes Rise Road; follow this road and proceed up the hill, at the top turn right into Larch Avenue (opposite Lynwood Village retirement complex) and then first right into The Spinney where Lanacre will be found on the right hand side.

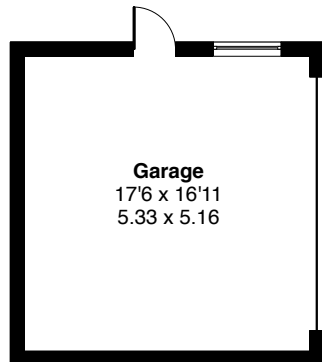
Approximate Gross Internal Floor Area :
 (Includes Garage)
Total 260.6 sq m / 2806 sq ft



GROUND FLOOR



FIRST FLOOR



GARAGE (Not in Location)

EPC - C76.

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: LB010706242 HPI ©2024 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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