



7 THE WALLED GARDEN

SUNNINGDALE

BUCKINGHAMS



7 Walled Garden

Linett Drive • Sunningdale • Berkshire • SL5 0FS

£1,145,000 Freehold

An immensely impressive and contemporary end of terrace cottage situated within mature parkland spanning 79 acres close to Sunningdale village centre.

- SITUATED IN A COUNTRY ESTATE OF CIRCA 59 ACRES
- FINISHED TO A HIGH SPECIFICATION THROUGHOUT
- DOUBLE BEDROOMS, 2 BATH/SOWER ROOM
- ANNUAL MAINTENANCE/SERVICE CHARGE £1,087.52 PA
- 1,108 SQUARE FEET
- PRIVATE WALLED TERRACE
- ONE OF ONLY 12 SINGLE STOREY HOMES
- PARKLAND VIEWS & WALKS

RECEPTION HALL • IMPRESSIVE LIVING/DINING ROOM WITH VAULTED CEILING • BEAUTIFULLY FITTED KITCHEN • MASTER BEDROOM WITH DRESSING ROOM • EN SUITE BATH & SHOWER ROOM • SECOND DOUBLE BEDROOM • BATHROOM • FRONT GARDEN • WALLED COURTYARD REAR GARDEN • PARKING FOR TWO VEHICLES • COMMUNAL BIKE STORE

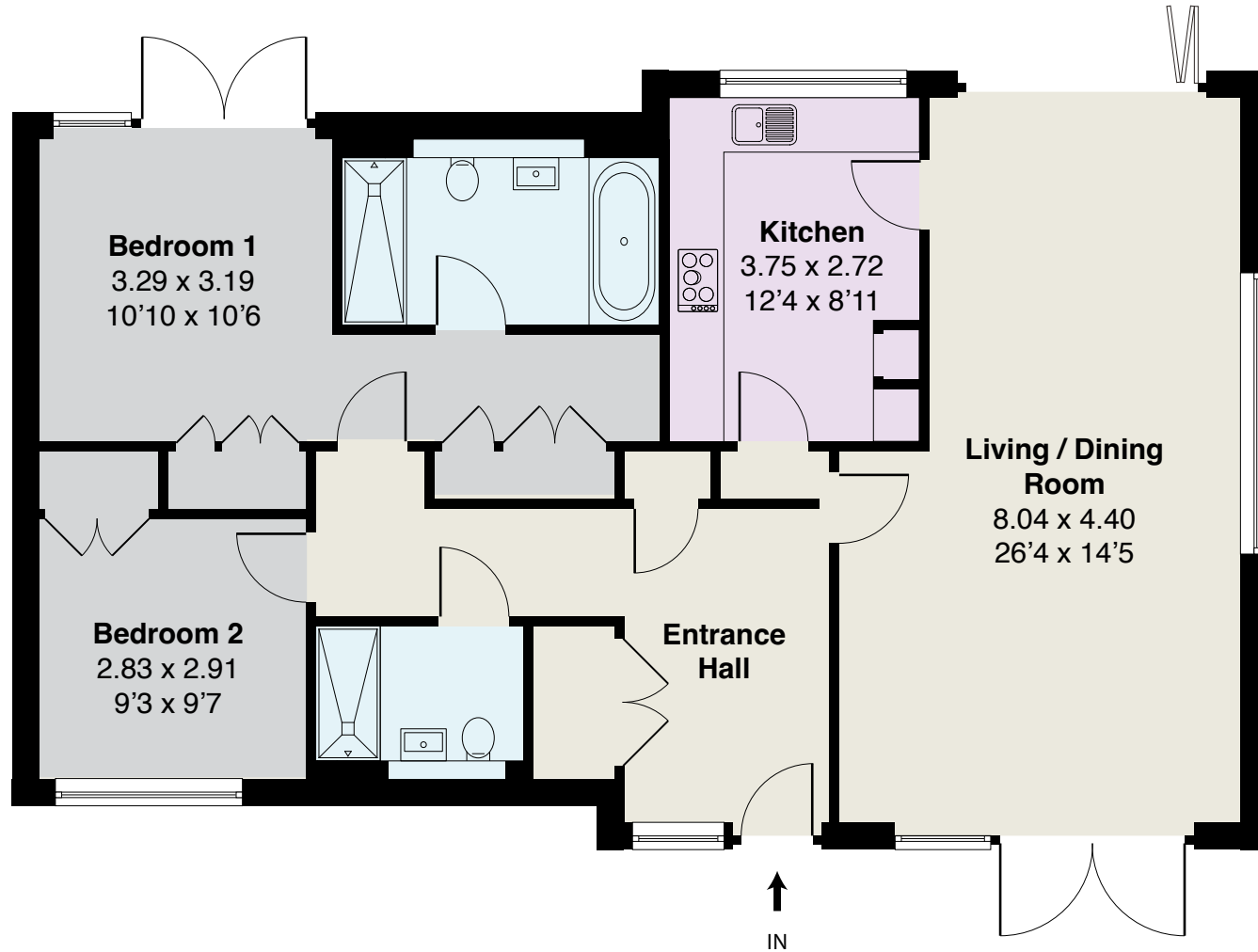
Description

7 Walled Garden is one of only twelve cottages recently constructed by renowned developer Berkeley Homes in Sunningdale Park's former kitchen gardens enclosed by an impressive grade II listed old sock brick wall. The property has been thoughtfully designed and benefits from a welcoming, centrally located entrance hall and a superb triple aspect living/dining room with a striking vaulted ceiling open to the kitchen fitted to an exemplary specification. There are bi-fold doors opening onto the private terrace to the rear and French doors opening to the west facing garden with stunning parkland views. There is a spacious principal bedroom suite with a luxurious en suite bath/shower room, dressing area and French doors opening directly onto the terrace. The second double bedroom is fitted with double wardrobes and enjoys views over the garden and parkland. The property is situated in a country estate of circa 79 acres providing a real sense of tranquility, with the luxury of parkland walks on your doorstep, this truly is the ideal purchase for a potential purchaser wanting to be in the country yet have all the conveniences of the nearby amenities within easy reach.

Directions

From our office on Station Approach, turn left from Station Approach onto Christchurch Road, continue for approximately 1.1 miles until you meet the junction with the London Road (A30). Turn left onto the A30 by the Piccolino restaurant, continue to the next set of traffic lights. Turn right into Blacknest Road and continue along Blacknest Road (A329) for two miles, then turn left into Silwood Road (B383). After approximately 0.4 miles, Linett Drive will be found on the right hand side, proceed along Linett Drive and take the second left hand turning into the car park, the two car parking spaces for 7 Walled Garden will be found at the top of the car park on the right hand side next to the pedestrian entrance for The Walled Garden.

Approximate Gross Internal Floor Area :
Total 103 sq m / 1108 sq ft



EPC: B82.
ALL MAIN SERVICES.
COUNCIL TAX BAND E

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: 7WGB011302252 HPI ©2025 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.

01344 845050

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6 STATION APPROACH, VIRGINIA WATER, SURREY GU25 4DL • sales@buckingham.com • www.buckingham.com



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