



29 BOWDEN ROAD  
SUNNINGHILL

BUCKINGHAMS





# 29 Bowden Road

Sunninghill • Berkshire • SL5 9NJ

£625,000  
Freehold

A charming detached Victorian cottage enjoying a lovely, large Southerly facing rear garden in a quiet location in the heart of the village.

- INDIVIDUAL DETACHED VICTORIAN COTTAGE
- DRIVEWAY PARKING & GARAGE
- AMPLE POTENTIAL TO GREATLY EXTEND
- ASCOT HIGH STREET & RAIL STATION 1 MILE
- TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS
- LARGE SOUTHERLY FACING GARDEN
- QUIET YET CONVENIENT CENTRAL LOCATION
- COUNCIL TAX BAND D, ALL MAINS SERVICES

ENTRANCE LOBBY • SITTING ROOM • DINING ROOM • KITCHEN/BREAKFAST ROOM • BATH & SHOWER ROOM  
• TWO DOUBLE BEDROOMS • DRIVEWAY TO LARGE GARAGE & WORKSHOP • LARGE PRIVATE REAR GARDEN

## Description

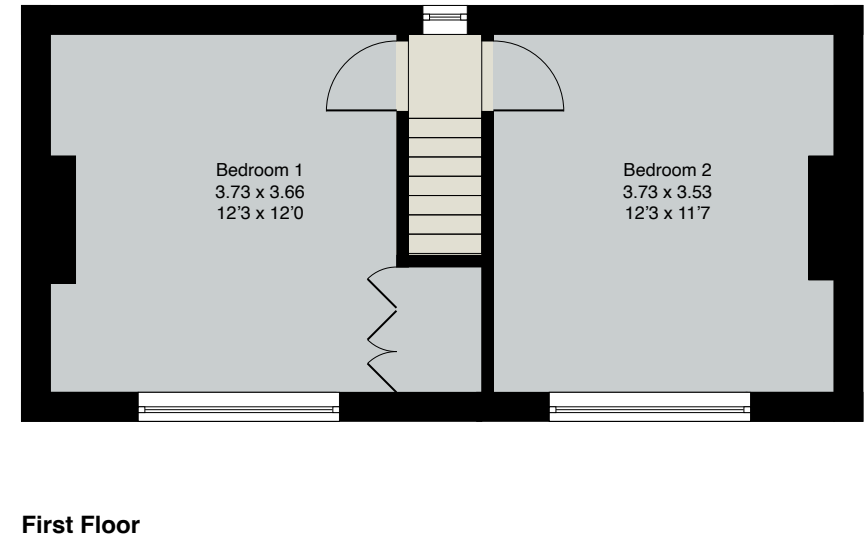
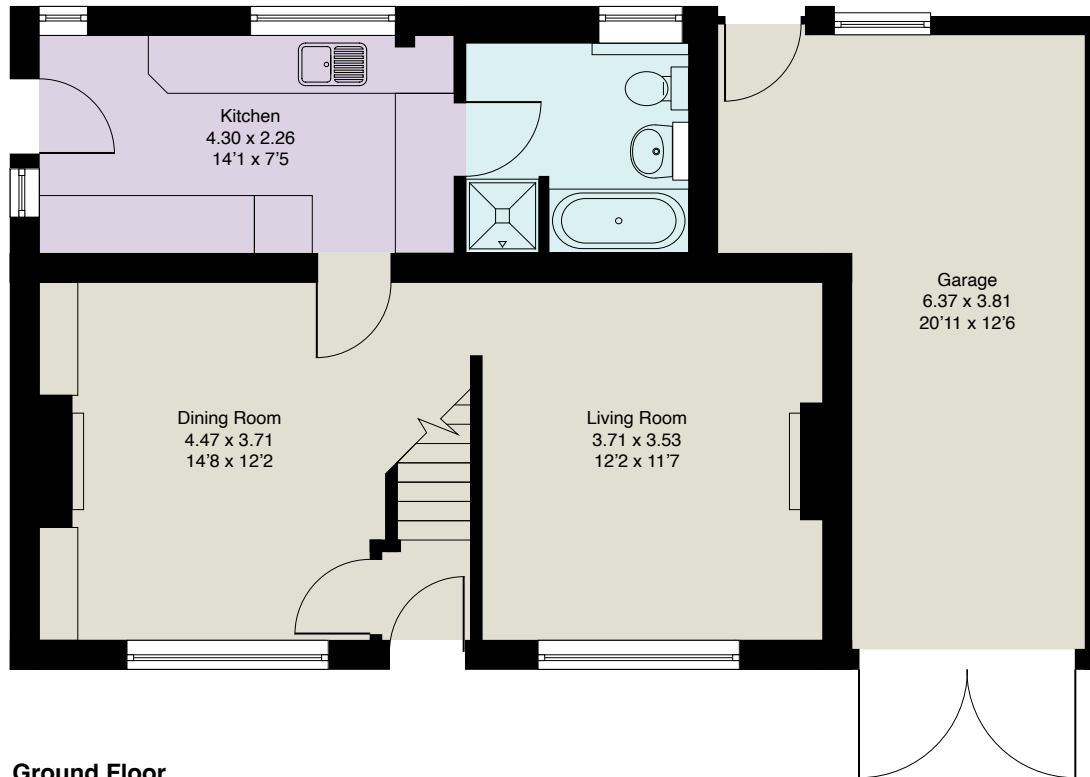
29 Bowden Road is a rare find; a well maintained two double bedroom detached Victorian cottage with lovely gardens which one could move straight into and enjoy, however if one were looking to greatly enlarge this offers tremendous potential - subject of course to the usual planning permissions, due to the large wide plot one could easily double the size of the accommodation to create a very spacious family home.

The location could not be more convenient; being almost at the end of Bowden Road the property enjoys a very quiet location yet is just a short stroll to all village facilities; we strongly recommend a viewing.

## Directions

From Ascot rail station turn right onto Station Hill, continue under the rail bridge and past the South Ascot shopping parade, continuing onto Brockenhurst Road. After approximately one mile take the first exit at the roundabout and follow the road onto Sunninghill High Street; turn left into School Road just before St Michaels primary school, left again into The Terrace and at the end turn right into Bowden Road where the property will be found on the left. There are car parks on both School Road & Bowden Road.

**Approximate Gross Internal Floor Area :**  
 Ground Floor 68.04 sq m / 732 sq ft  
 First Floor 29.89 sq m / 322 sq ft  
**Total 97.93 sq m / 1054 sq ft**



EPC: D56.  
 Council Tax Band D  
 ALL MAINS SERVICES

**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: 29BRB010605252 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.

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