

# Littlefield

*Sunningdale, Berkshire*



150  
YEARS

**HAMPTONS**  
INTERNATIONAL

# Littlefield, London Road, Sunningdale, Berkshire, SL5 0JN

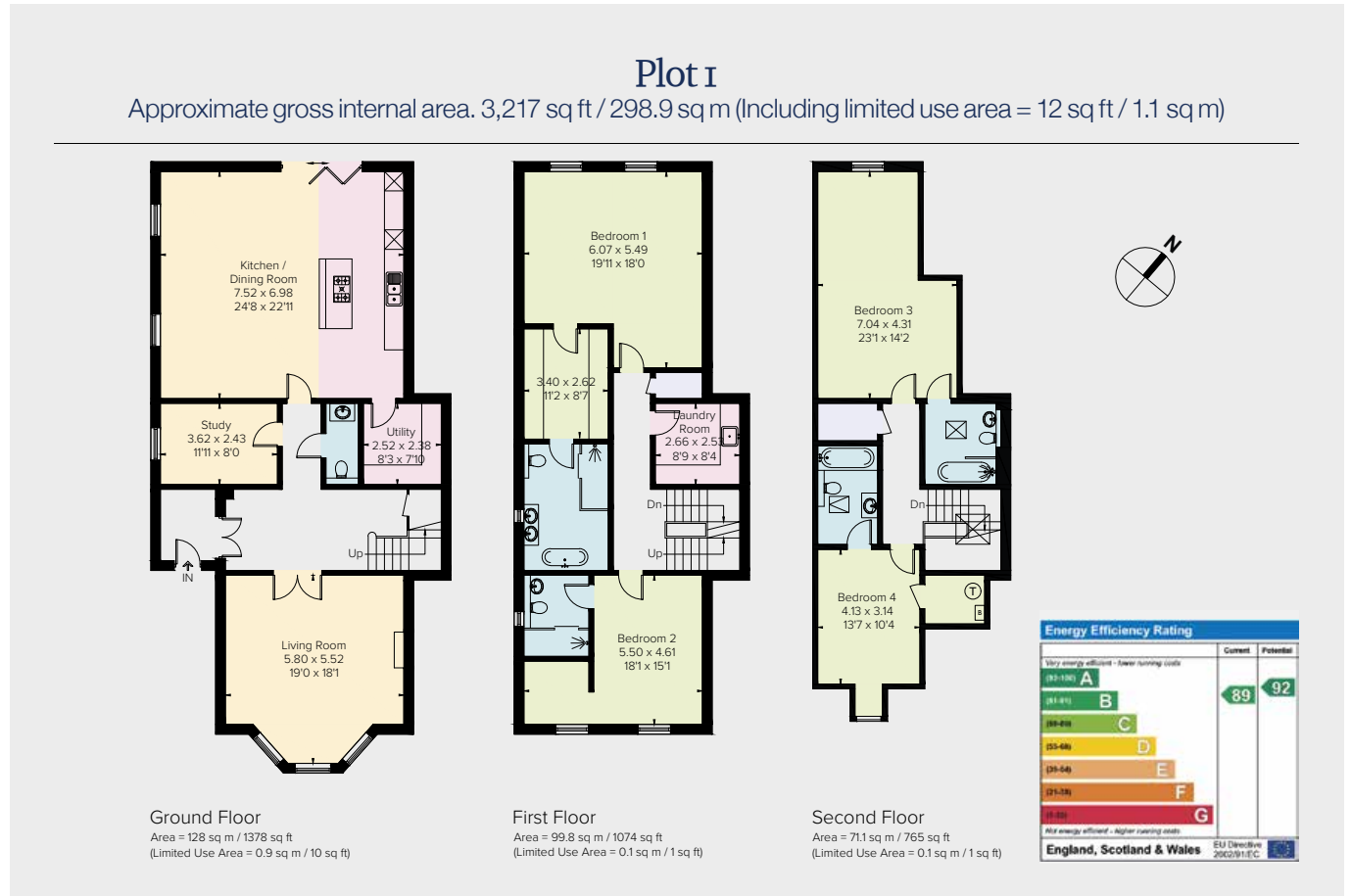
Four recently built, individual 4 and 5 bedroom semi-detached houses, designed to an exacting standard, providing an exceptional, bespoke specification, ranging in sizes from 3,217 - 3,363 square feet and backing onto fields, located on the fringes of Sunningdale village. Further information from the sole selling agents.

## Mileages (Distances are approximate)

Sunningdale station and Waitrose – 0.7 miles; Virginia Water – 3.1 miles; Ascot racecourse and High street – 3.9 miles; Windsor – 8.8 miles; Terminal 5 Heathrow Airport – 9.2 miles; London Knightsbridge – 25 miles.

## Accommodation

4 or 5 bedrooms, 4 bath/shower rooms, hall, cloakroom, drawing room, study, open plan kitchen/dining/family room with views across garden and fields beyond, garden.



## Outside

Each property has a carport and parking for 2 cars. In addition, every property has a generous garden, mainly laid to lawn and backing onto farmland with views across to old Sunningdale.

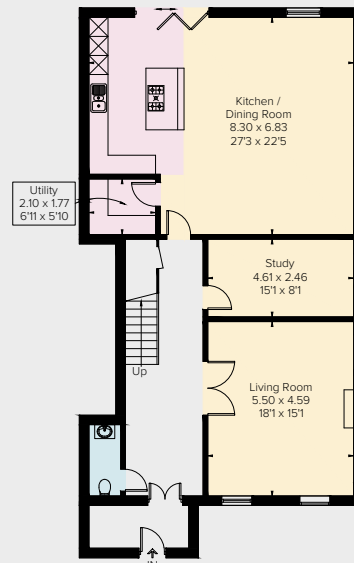
## Description

Located on the fringes of Sunningdale village, with far reaching views across open countryside are four substantial, brand new semi-detached houses, uniquely designed and providing well-proportioned accommodation over 3 floors.

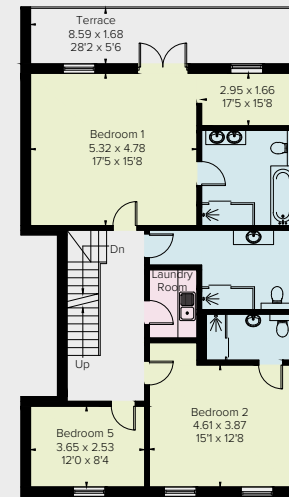
The developers have cleverly made each property individual in layout and feel, to offer prospective buyers a bespoke property to suit their differing needs. What is standard throughout all four properties though, is the high standard of fitment and quality build, providing a standard of excellence normally expected on more expensive houses. We thoroughly recommend an early inspection, to appreciate the generous proportions these properties offer, the well-appointed interiors and open outlook over fields.

## Plot 2

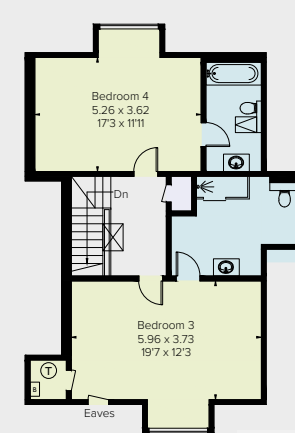
Approximate gross internal area. 3,279 sq ft / 304.7 sq m (Including limited use area = 8 sq ft / 0.8 sq m)



Ground Floor  
Area = 125.1 sq m / 1346 sq ft  
(Limited Use Area = 0.4 sq m / 4 sq ft)



First Floor  
Area = 103 sq m / 1109 sq ft  
(Limited Use Area = 0.4 sq m / 4 sq ft)



Second Floor  
Area = 76.6 sq m / 824 sq ft



Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
A	(92-100)		
B	(81-91)	88	92
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Most energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Situation

Located in a convenient position for Sunningdale village, 250 yards from Chobham Commons' 1,400 acres of amenity land and ideal for walking and other country pursuits, as well as walking access to Sunningdale golf course.

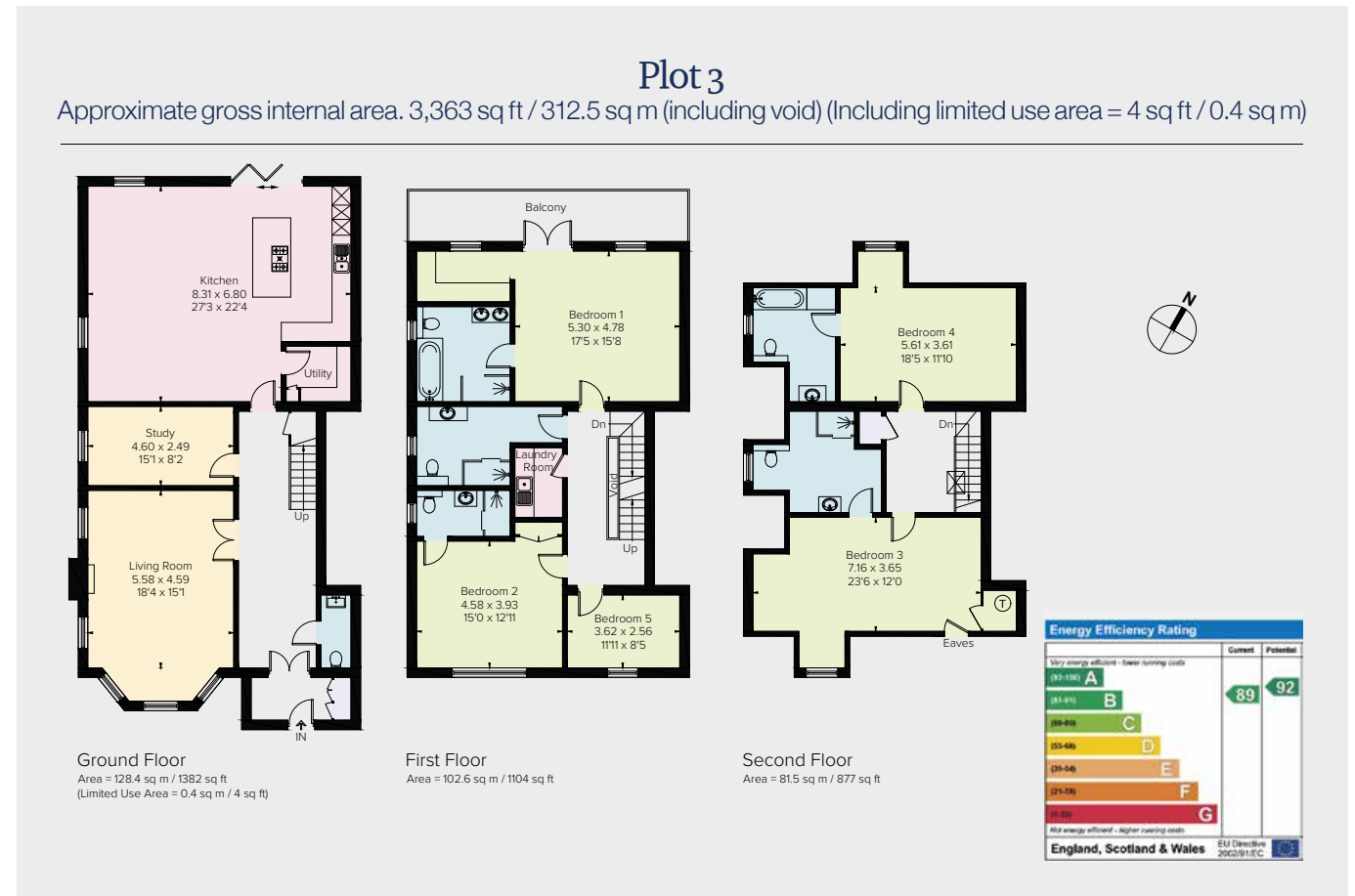
Communications are excellent with the A30 (providing direct access to central London and the national motorway network).

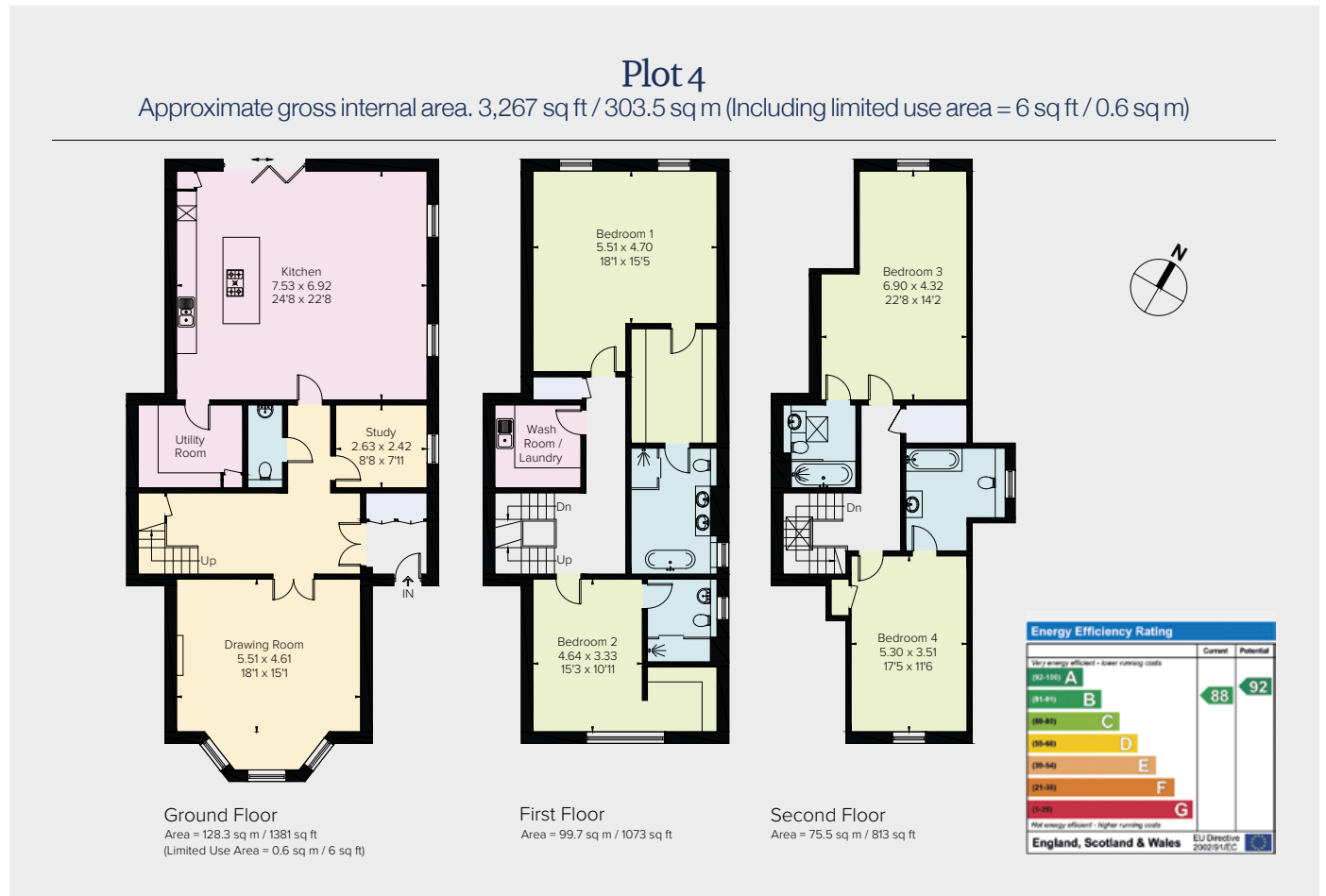
There is an excellent range of sporting facilities in the area including racing at Ascot and Windsor, polo at The Guards Polo Club at Smiths Lawn, Windsor Great Park and at the Royal County of Berkshire Polo Club; golf at Sunningdale, Wentworth, Swinley Forest and The Berkshire.

Educational facilities in the area are excellent for children of all age groups. Schools include Eton College, St. Mary's School, Coworth - Flexlands, Heathfield, St. George's, Papplewick, The American Community School and TESIS in Egham.

## Agent's Note

The Internal pictures are of the Show Home, Plot 4.







The Prime and Country House team would be delighted to show you around this property.

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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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