

Bowry House

Broomfield Park, Sunningdale, Berkshire



150
YEARS

HAMPTONS
INTERNATIONAL

Bowry House, Broomfield Park, Sunningdale, Berkshire SL5 0JS

A distinctive family house, set in the heart of Sunningdale on this quiet private road, providing extensively refurbished accommodation, carried out to an exacting standard and an abundance of living and entertaining space, all complimented by a private garden.

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

Reception hall, cloakroom, sitting room, playroom, office, study/bedroom 5, kitchen/breakfast room, 4 bedrooms, 4 bath/shower rooms, conservatory, air conditioning to upstairs bedrooms, kitchen and conservatory, double garage, garden, private residential gated estate.

Outside

Approached over a gravelled driveway with parking area fronting the house and double garage. The gardens very much compliment the house with lawns forming the majority of the garden, interspersed by mature trees and shrubs, with the landscaping providing a good deal of privacy and seclusion, with two patios on either side of the house, taking advantage of the sun.



Description

A distinctive, family home, situated in one of Sunningdale's favoured private and gated residential locations, with access to day to day local amenities and restaurants.

Notable features are the welcoming entrance hall, which accommodates the Nest heating and hot water controls (useable via an App or PC), the wonderful double aspect sitting room with its fireplace and solid oak flooring, alongside the large bi-fold doors to the rear garden. The 'Optiplan' oak kitchen with granite worksurfaces and travertine stone floor, which extends into the conservatory and from where a calming outlook over the rear garden is provided.

There are two further adjoining reception rooms, both of which benefit from a double aspect, one of which having French doors to the garden. In addition and to provide greater flexibility, there is a further generous reception room currently used as an office, but equally able to be accommodated as bedroom 5 with an en suite shower room, if needed.

To the first floor are four well-proportioned bedrooms, one of which would be ideal for a teenager, as it provides space for a bedroom and sitting area as well as a shower room and separate staircase although is connected with the main house as well.

We thoroughly recommend this property for its location within this private residential drive, its flexibility of accommodation which compliments today's demanding lifestyle and the private north westerly facing garden.



Situation

Broomfield Park is a much sought after private and gated road within the centre of Sunningdale village, with its day to day shopping facilities such as coffee shops, restaurants, butcher, convenience store and post office.

Sunningdale station (Waterloo 51 mins) and Waitrose supermarket are a little further on, about 1/2 a mile away. Chobham Common also offers some stunning country walks and again is only about 1/3rd of a mile away. More extensive shopping facilities can be found in Ascot and Windsor to the north or Camberley to the west.

Aside from having some of the best golf clubs in the world right on your door step, other recreational options nearby include health and tennis clubs, horse racing at Royal Ascot, Polo at The Guards Club and 2 of the most respected Spa Hotels in the country.

There is also a great selection of private schooling in the area including Papplewick, Sunningdale School, Hall Grove, St Marys and St Georges as well as Charters School which is a particularly sought after state school.

Local Authority – Royal borough of Windsor and Maidenhead – 01628 798888

Services – Mains gas, electricity, water and drainage.

Tenure – Freehold.

Council Tax – Band G





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Approximate gross internal area. Main house and Garage = 3,619 sq ft / 336.2 sq m, (Including limited use area = 41 sq ft / 3.8 sq m)



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.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: UK House, 180 Oxford Street, London W1D 1NN

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

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