

# Crestwood House

*Sunningdale, Berkshire*



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## Crestwood House, Devenish Lane, Sunningdale, Berkshire SL5 9QU

*A particularly spacious and well presented family home located at the end of a highly regarded private cul-de-sac in a plot of almost one acre. Conveniently situated for Sunningdale, Sunninghill and Ascot.*

### Mileages *(Distances are approximate)*

Sunningdale station and Waitrose supermarket – 1 mile; Ascot High Street and racecourse – 2.3 miles; Windsor centre – 8.5 miles; Junction 3 of the M3 – 3.5 miles; Junction 13 of the M25 – 7.2 miles; Terminal 5 at Heathrow Airport – 10 miles; Central London – 30 miles.

### Accommodation

Reception hall, drawing room, dining room, kitchen/breakfast room opening to garden room/study, home office/library, TV/family room, two cloakrooms, utility/laundry room, principal suite with dressing room sitting room and bathroom, total of six bedrooms and six bathrooms, second floor media/games room, integral triple garage.



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## Description

Crestwood can be found at the end of a quiet and private residential road and is a very impressive family home with a great balance of accommodation against plot size. In total there is about 6,600 sq.ft. (614 sq.m.) set in a plot of almost one acre. The property is approached via a large set of wrought iron electronic security gates which open onto a generous driveway surrounded by mature planting which make for a very attractive frontage. There is an overall feeling of space and light throughout the house with good ceiling heights and tall windows. As the property is laid out over three floors the generous accommodation is quite adaptable, particularly on the ground floor where there is plenty of space for formal reception areas as well as family areas. The principal suite is also noteworthy as it has its own sitting room as well as dressing room and bathroom and lovely views over the garden.

The garden here is a very strong feature, being almost an acre and with the rear garden having a sunny south westerly aspect. There is a lovely wide terrace running across the back of the house, ideal for summer entertaining and the lawns are then surrounded by a great variety of very mature trees and shrubs providing excellent seclusion from neighbours.

We would strongly recommend a viewing of this home in order to fully appreciate everything that it has to offer.

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## Situation

Devenish Lane is a very sought after private cul-de-sac set between the very popular Berkshire villages of Sunningdale, Sunninghill and Ascot. The area offers a great selection of local shopping facilities, restaurants, coffee shops and gastro pubs. More extensive shopping centres can be found in Windsor to the north and Camberley to the west.

Recreational pastimes in the general area include some of the world's finest and most exclusive golf clubs such as Wentworth, Sunningdale, The Berkshire and Swinley Forest. There are also a number of excellent health and tennis clubs including Pennyhill Park and David Lloyd Clubs at Royal Berkshire. Other options are leisure centres, swimming pools, cinemas and theatres along with world class spa hotels and restaurants such as Coworth Park and Pennyhill. You could even try your hand at polo with both the Guards Club and the Royal County of Berkshire Club being nearby. As far as schooling is concerned there is an excellent choice with Charters being a very sought after state option and well regarded private schools such as St. Mary's, St. Georges, Papplewick, Hallgrove, Sunningdale Prep and The Marist. A little further afield you can find Wellington and Eton Colleges and the American Community School in Egham.



## Local Authority

Royal Borough of Windsor & Maidenhead. Tel: 01628 621800

## Services

Mains water, gas, electricity and drainage.

## Council Tax

Band H – 2019/20 – £2,724.02

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# Crestwood

Approximate gross internal area. Main house = 6,609 sq ft / 614 sq m (excluding Voids),  
(Including limited use area = 101 sq ft / 9.4 sq m)



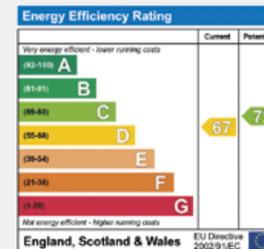
Reduced head height below 15m



Ground Floor

First Floor

Second Floor



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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