

BARTON · WYATT

OAKROYD, SUNNINGDALE, BERKSHIRE



OAKROYD

RICHMONDWOOD • SUNNINGDALE • BERKSHIRE

Ascot :3 miles ♦ M3 (J3): 4 miles ♦ Windsor: 8 miles ♦ M4 (J6): 9 miles

*Heathrow Terminal 5: 10 miles ♦ Central London: 25 miles
(Distances approximate)*

BACKING ONTO SUNNINGDALE GOLF CLUB

Accommodation and amenities

**Entrance hall ♦ Sitting/dining room ♦ Study ♦ TV den
Kitchen/breakfast/family room ♦ Utility room ♦ Cloakroom
Plant room.**

**Master bedroom suite of bedroom, dressing room and en suite
bathroom ♦ Guest bedroom suite ♦ Further en suite bedroom
2 further bedrooms with adjoining bathroom.**

**Bedroom 6 ♦ En suite shower room ♦ Cloakroom ♦ Play room and
plant room on second floor.**

Double garaging.

Acreeage is 0.18 hectare (0.44 acre).

SITUATION

Oakroyd is situated adjoining Sunningdale golf club just outside the delightful village of Sunningdale with a comprehensive range of shops and amenities and main line station (London Waterloo approx. 50 minutes) only a short walk away. More extensive shopping and recreational facilities available in Windsor and Camberley. 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 and at the Royal County of Berkshire Polo Club. Golfing at a number of courses including the renowned Sunningdale, Wentworth, Swinley Forest and The Berkshire. There is boating and sailing on stretches of the nearby river Thames and delightful walks and rides in Windsor Great Park.

Education facilities in the area are excellent for children of all age groups. Schools include Eton College, St Mary's School, Coworth Park, Heathfield, St Georges, Papplewick, ACS and TASIS in Egham.

Communications are excellent with the A30 (providing direct access to Central London and the motorway network). The M3 junction 3 is about 4 miles to the south and the M25 (junction 11 and 13) about 7.5 miles to the east providing fast access to London, Heathrow airport and Gatwick airport to the south east.





OAKROYD

Oakroyd was built by the renowned Octagon Developments about 2 years ago and is built in an attractive French chateau style. Oakroyd is situated in Richmondwood which is a very quiet and convenient cul de sac backing onto Sunningdale golf club, close to Chobham Common and within walking distance to the centre of Sunningdale and mainline railway station. Oakroyd enjoys an attractive south facing plot with a very private garden and a gate leading out onto Sunningdale golf club. The rooms are spacious with good ceiling heights and a striking staircase and a long feature window allowing light to flood into the property.













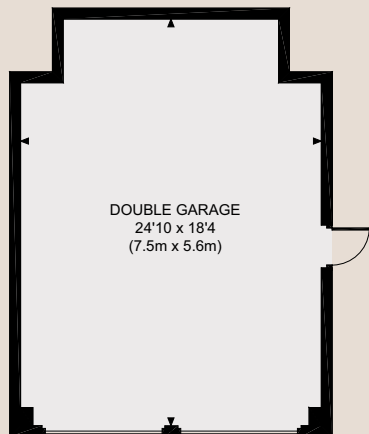


Energy Efficiency Rating

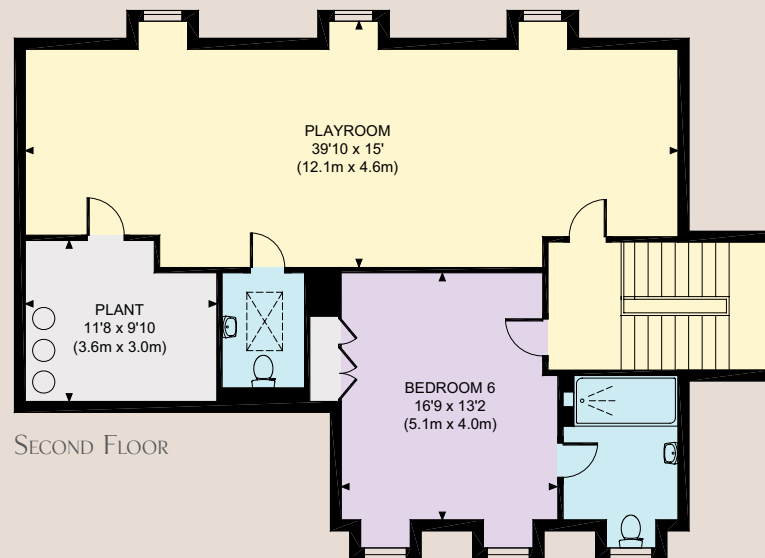
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	85



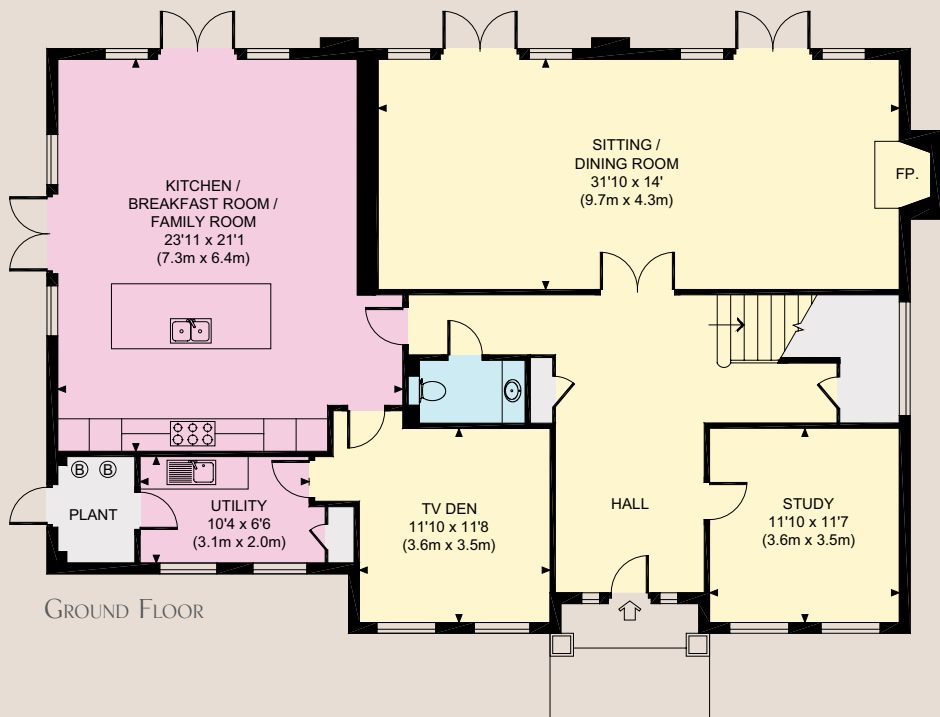
- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Vaults/Storage



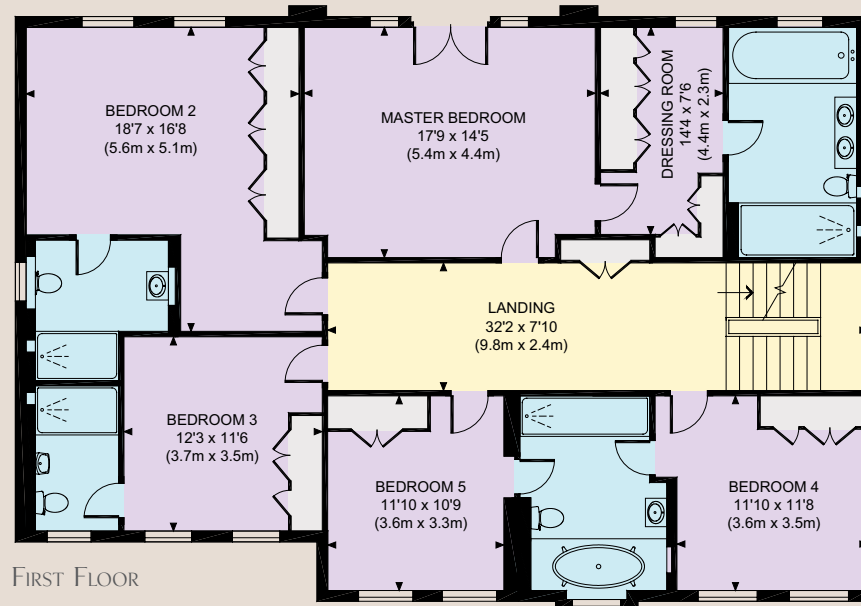
GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

GARDENS AND GROUNDS

Oakroyd is approached through electronically operated metal gates into a paved driveway leading to the garaging. The gardens are mainly laid to lawn over 2 levels separated by an attractive flower border and the whole is framed by mature Oak trees. The gardens and grounds extend in all to about 0.18 hectare (0.44 acre).



LOCAL AUTHORITY

Royal Borough of Windsor and Maidenhead.

+44 (0) 1628 798 888

SERVICES

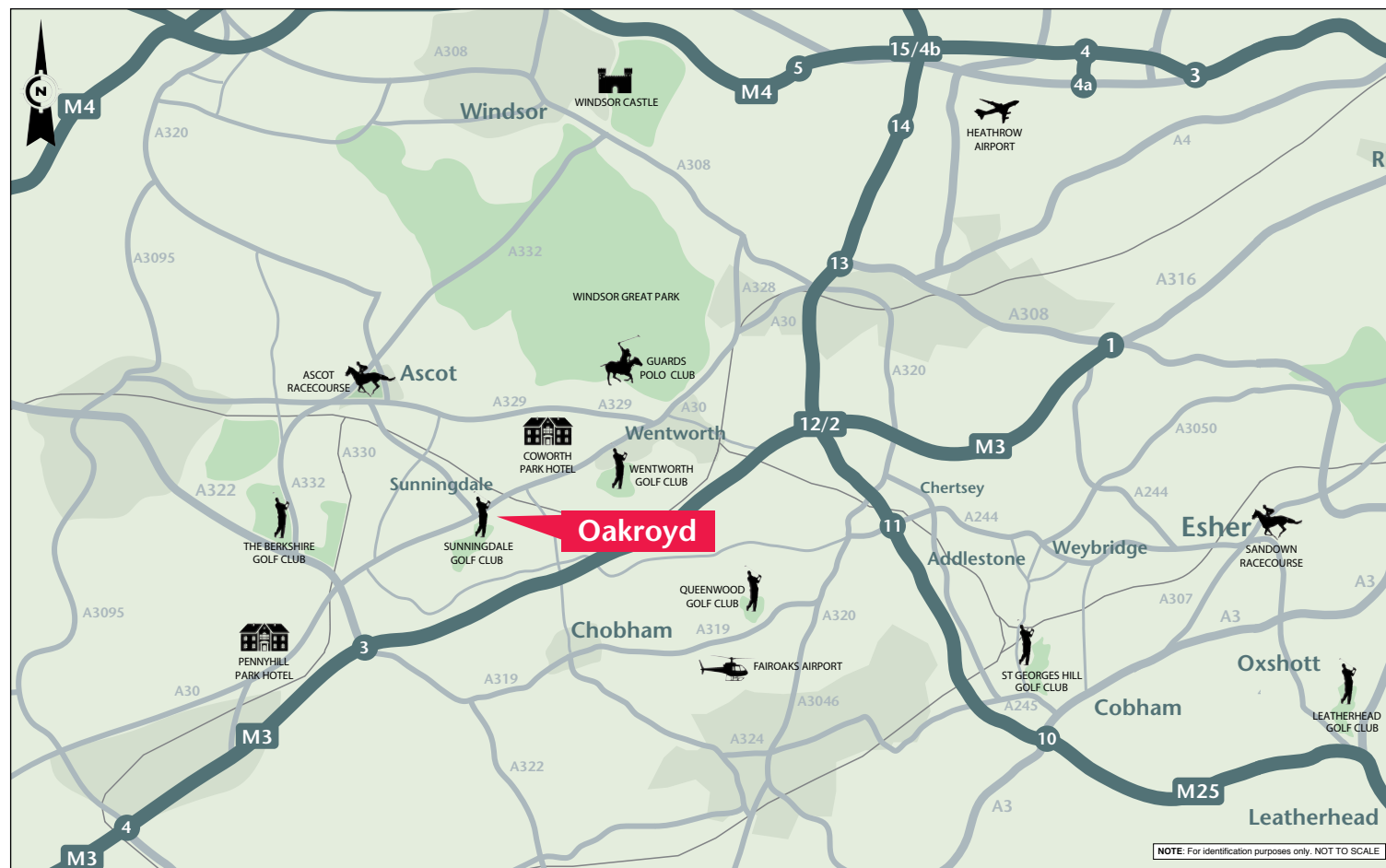
The owners have informed us that there is mains water, electricity, drainage, heating and gas.

VIEWINGS

Viewing is strictly by appointment through the vendor's sole agent.

FIXTURES AND FITTINGS

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars are excluded from the sale, but certain items may be available by separate negotiation.



BARTON · WYATT

The Estate Office
Station Approach
Wentworth, Virginia Water
Surrey, GU25 4DL

+44 (0)1344 843000
homes@bartonwyatt.co.uk
bartonwyatt.co.uk

BARTON · WYATT

The Estate Office
Station Approach
Wentworth, Virginia Water
Surrey, GU25 4DL

+44 (0)1344 843000
homes@bartonwyatt.co.uk
bartonwyatt.co.uk