

BARTON · WYATT

THE PENTHOUSE, TURNBERRY HOUSE, CROSS ROAD, SUNNINGDALE





# The Penthouse

## Turnberry House

Cross Road, Sunningdale

Berkshire SL5 9RU

A superb penthouse apartment with views over Sunningdale Heath Golf Course

M3 (Jct 3) 4 miles, M25 (Jct 13) 6.9 miles, Sunningdale Station 0.6 miles (London Waterloo 54 minutes, Reading 35 minutes), Heathrow Airport (Terminal 5) 9.6 miles, Central London (Knightsbridge) 25.5 miles.

Reception hall | Sitting room | Dining room | Study | Kitchen/breakfast room | Cloakroom | Master bedroom with dressing area and en suite bathroom | Guest bedroom with dressing area and en suite bathroom | 2 Further bedrooms | Family bathroom | Roof Garden | Garage | Allocated parking | Communal gardens | EPC: D

### The property

A substantial penthouse apartment, situated within a select gated development adjoining Sunningdale Golf Course. The accommodation is generously proportioned and offers more than 3,000 sq. ft. of living space, complemented by a neutral colour palette that conveys a sense of calm and tranquillity.

The apartment benefits from a passenger lift and provides excellent entertaining space, with the elegant sitting room opening out to the roof terrace and connecting with the dining room. The terrace is sheltered on three sides, thereby providing excellent space for open-air dining and relaxation. The kitchen/breakfast room, comprehensively fitted with a range of glossy units and a central island, enjoys pleasing views over the golf course. There is also a useful study and a cloakroom.

The bedrooms and bathrooms are positioned away from the reception rooms and include the spacious master with its dressing area and spacious en suite bathroom; this room enjoys direct access to the roof terrace. A guest bedroom with an en suite dressing room and bathroom, two further bedrooms and a family bathroom complete the arrangement.

### Outside

Turnberry House is situated within Whinshell Court Development and is approached via a gated entrance. The landscaped communal gardens are a fine feature of the development and have been designed and planted to provide year-round interest. The gardens adjoin the golf course and comprise well-stocked flower/shrub borders and areas of lawn with mature trees. In addition to allocated parking.

The apartment comes with a garage, within a garage block in a secure gated courtyard.

### Location

Turnberry House is situated in a gated development within a stone's throw, and enjoying views of, Sunningdale Ladies Golf Course. It is conveniently situated for local amenities and is only a short distance from Sunningdale village centre with its shops catering for day-to-day needs, a Waitrose store, restaurants, and a train station. The towns of Windsor, Camberley, Guildford and Reading offer more extensive shopping and leisure facilities and are within easy reach.



The property is well placed for commuting with rail links available to London from Sunningdale and Ascot stations. The M3 (J3) and the M25 (J13) provide good road links to London, the West Country, Heathrow and Gatwick Airports.

There are numerous leisure facilities in the area including golf at Sunningdale, Wentworth, Swinley Forest and The Berkshire, racing at Ascot and Windsor, in addition to polo at Smiths Lawn, Windsor Great Park and the Royal County of Berkshire Polo Club. Excellent spa facilities may be enjoyed at Pennyhill Park, Coworth Park, Wentworth, Foxhills and The Berystede. Virginia Water Lake, Savill Garden, Windsor Great Park, Windsor Castle and Legoland, all provide good days out for all the family.

The area boasts numerous excellent schools including Wellington College, St. Mary's, St. George's, Papplewick, The Marist Schools, Woodcote House, Hall Grove and Coworth Flexlands. For international schooling, TASIS (The American School) and ACS (American Community School) are within easy reach.

### General

Local Authority: Royal Borough of Windsor & Maidenhead +44 (0) 1628 683800

Services: Mains electricity, gas, water, and drainage

Service charges: There is an annual service charge. More information is available for the vendor's agent.

Tenure: Share of freehold







### Directions

From Sunningdale rail station, head in a south-westerly direction along the London Road (A30) for about 0.3 mile and turn left into Cross Road. Follow the road, over the Sunningdale Heath Golf Course and turn right into Whinshill Court. Follow the road around to the right and Turnberry House will be found on the right-hand side.

### Energy Efficiency Rating

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

### Floorplans

House internal area 2,853 sq ft (265 sq m)  
 Roof terrace internal area 344 sq ft (32 sq m)  
 Total internal area 3,197 sq ft (297 sq m)  
 For identification purposes only.



**Second Floor**

The position & size of doors, windows, appliances and other features are approximate only.



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