



Osborne Heath

Larchwood, Heathfield Avenue, Sunninghill, Berkshire



Larchwood

Heathfield Avenue, Sunninghill, Ascot, Berkshire, SL5 0AL

A gated eight bedroom, seven bathroom home which has been shortlisted for The International Design & Architecture Awards 2017.

Larchwood was built in 2011 with the intention of combining modern day living with timeless classic designs which include tall Georgian windows, a solid concrete structure, underfloor heating throughout and Cat 5 wiring.

The ground floor forms around the large entrance hall and grand staircase. The triple aspect drawing room also has a raised sitting area and a dining space. The kitchen has built-in Miele, Sub-Zero and Wolf appliances as well as a dining area and a large store room. There is also a study, utility room/boot room, two downstairs WC's and access to the triple garage.

The first floor has four bedroom suites, two of which have dressing areas. There is also living space on the galleried landing, and above the garage is a studio with a bathroom which could be used as a bedroom, a home office or a self contained annexe.

On the top floor there are three bedrooms, one en suite and a Jack and Jill bathroom with a steam room. One of the bedrooms is currently used as a gym and another is used as a media room.

The house is entered through electronically operated gates and along a sweeping driveway. The garden wraps around all four sides of the house offering light and shade at different times of the day. There is also a studio in the rear section of the garden.

Heathfield Avenue is a small, quiet residential road convenient for the shops and restaurants in Sunninghill, Ascot and Sunningdale. Local places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include ACS International, Charters, Heathfield, Hurst Lodge, Lambrook, LVS, Sunningdale, The Marist, Papplewick, St Francis, St George's and St Mary's. The nearest train stations are Ascot and Sunningdale where services run to London Waterloo, Reading and Guildford. By road Sunninghill is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C.









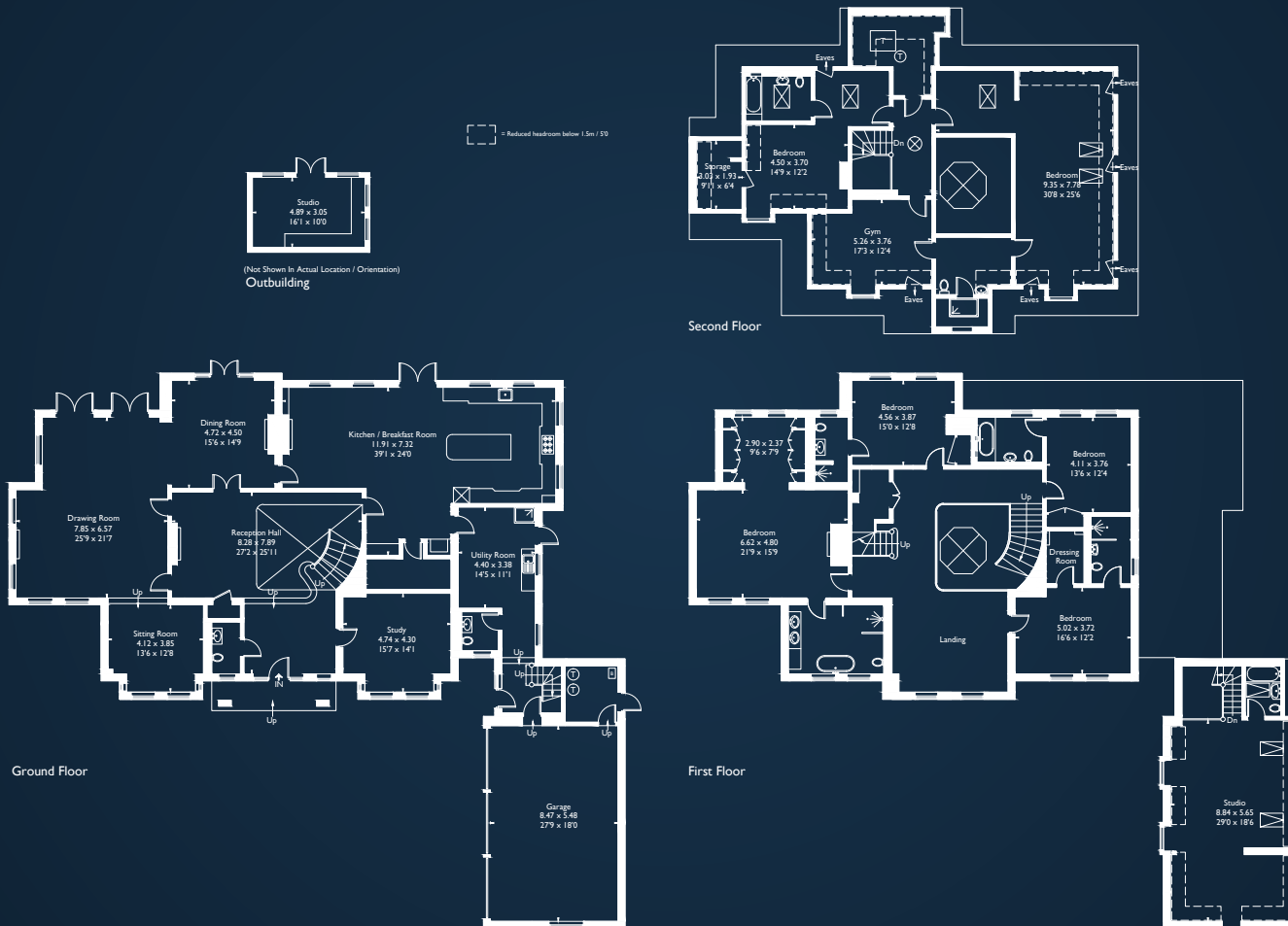
Heathfield Avenue, Ascot, SL5

Approximate Gross Internal Area

House = 748 sq m / 8051 sq ft (Including Garage)

Outbuilding = 14.9 sq m / 160 sq ft

Total = 762.9 sq m / 8211 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 196479

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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