



1 WINDLESHAM COURT

SNOWS RIDE • WINDLESHAM • SURREY



COCKERHAM
TELLWRIGHT



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Beautifully presented and extended town house within private gated development of only 8 homes.

- entrance hall
 - drawing room with study area
 - family room
 - dining room
 - comprehensively fitted kitchen
 - utility room
 - cloakroom.
-
- principal bedroom with ensuite bathroom
 - 2 further double bedrooms
 - family bathroom.
-
- integral double garage
 - private parking-ample guest parking
 - south facing rear and side garden
 - further mature communal grounds of approximately 2 acres.

DISTANCES

- Windlesham 1 mile
- Sunningdale 1.5 miles
- Bagshot 2 miles
- Ascot 2.5 miles
- Windsor 7 miles
- Heathrow airport 10 miles
- Central London 26 miles (all distances approximate)





DESCRIPTION

1 Windlesham Court is a beautifully presented townhouse which has been extended on the ground floor now providing excellent, versatile family accommodation arranged over three floors. The ground floor is a particular feature of the property offering open plan living yet having separate areas comprising a comprehensively fitted kitchen, spacious dining area off which is the impressive family room/orangery which has bifolding doors providing access to the private, south facing rear garden. To the front there is also a cloakroom, utility room and integral garage. On the first floor is the light and spacious L shaped drawing room having pleasant rural views to both the front and rear. Adjacent to this is a large bedroom with an en-suite bathroom which has a return door to the landing thus doubling up as a family bathroom. Stairs provide access to the second floor where you will find the master suite comprising bedroom, dressing area and en-suite bathroom and another large bedroom both, of which once again have lovely views over the surrounding grounds and fields.

OUTSIDE

Windlesham Court is approached via electrically operated wrought iron gates opening onto a long sweeping driveway at the end of which is ample communal/visitor's parking. Number 1 has a private driveway for two cars and access to the integral double garage, a covered bin store and steps up leading to the front door. The south facing rear garden is very well maintained comprising sun terrace with outside lighting and a well maintained area of lawn surrounded by a variety of mature plants and shrubs enclosed by wooden fencing and brick walling. At the end is a gate providing access to the large communal area of level lawn and woodland which can be enjoyed by all residents. Being at the end of the row there is an area to the side with a gate providing access to the front.

SITUATION

Windlesham Court enjoys both a tranquil and rural setting yet is still within easy reach of the popular villages of Windlesham, Sunningdale and Bagshot.

AMENITIES

Schooling: the choice for both girls and boys is exceptional. These include, Hall Grove, Woodcote, Sunningdale prep, Papplewick. Bishopsgate, St. Johns Beaumont, St. George's, St Mary's, ACS, Tassis, Eton and Wellington Colleges.



Shopping: There are local facilities in Windlesham, Sunningdale and Bagshot. More comprehensive centres can be found at Windsor, Guildford and Camberley.

Sporting Venues: Nearby golf clubs include Windlesham, Wentworth, Sunningdale, Swinley, The Royal Berkshire and Foxhills Country Club. The famous Ascot racecourse is only a short distance away as well as Polo in the great Windsor Park.

Travel: Various junctions for the M25 and M3 are very conveniently located providing access to central London as well as the west country and international airports, Heathrow and Gatwick. There are mainline stations with direct access to Waterloo at Sunningdale and Ascot.

Outdoor Activities: The Windsor Great Park, The Savill Garden and Chobham common are popular venues for great country walks, cycling and horse riding.

POSTCODE

GU20 6LA.

SERVICES

We are advised by our client that gas, electricity, water and drainage are all mains supplied.

TENURE

Share of freehold.

FIXTURES AND FITTINGS

Fitted carpets, curtains, light fittings and white goods are excluded from the sale but may be available by separate negotiation.

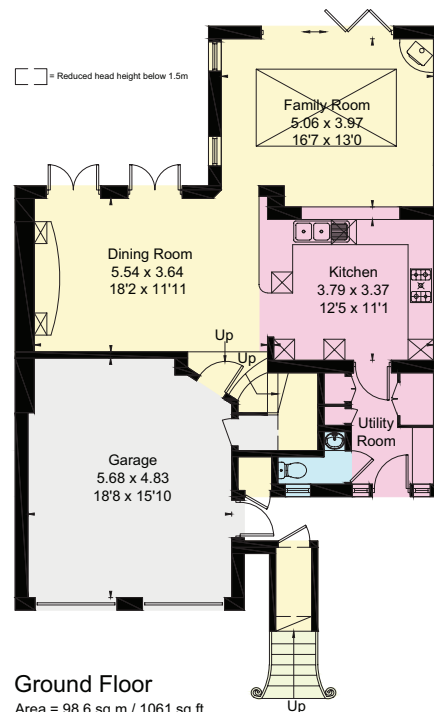
LOCAL AUTHORITY

Surrey Heath Borough Council tel no: 01276 707 100

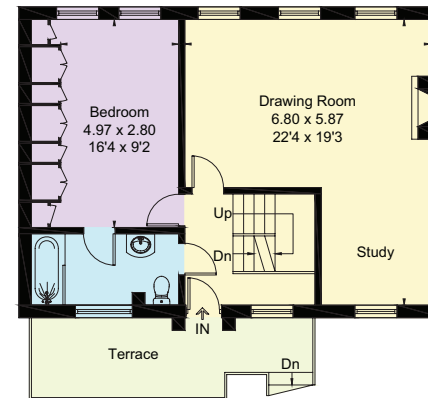
VIEWINGS

Strictly by appointment only with the agent Cockerham and Tellwright.

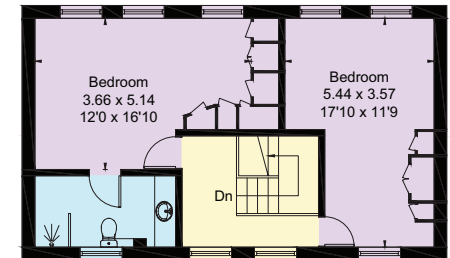
Approximate Area = 215.1 sq m / 2,314 sq ft
(Including Garage)
Including Limited Use Area (3.0 sq m / 32 sq ft)



Ground Floor
Area = 98.6 sq m / 1061 sq ft
(Limited Use Area = 3.0 sq m / 32 sq ft)



First Floor
Area = 64.7 sq m / 696 sq ft



Second Floor
Area = 51.8 sq m / 557 sq ft



DISCLAIMER: We have prepared these sales particulars as a general guide and they must not be relied upon as statement of fact. Floorplan measurements are approximate and are for guidance purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

CONTACT:

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