



BIRDSONG

Larch Avenue, Sunninghill, Ascot, Berkshire

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A well presented modern family home

Accommodation and amenities

Entrance hall ♦ Drawing room ♦ Family room ♦ Dining room ♦ Study ♦ Kitchen/breakfast room ♦ Master bedroom suite ♦ 3 further bedroom suites ♦ 2 further bedrooms ♦ Family bathroom ♦ Garaging with room over ♦ Gardens

Description

Birdsong which was built by Richard Finlay Homes approximately 6 years ago and is a wonderful family home offering extensive and stylish contemporary living accommodation accessed via electric gates with landscaped gardens.

Situation

Birdsong is in a very sought after residential road in Sunninghill within walking distance of local shops, cafes, and restaurants. Sunningdale railway station is within easy reach providing direct rail links to London (Waterloo) in approximately 55 minutes. In the wider area, sporting facilities are excellent and include golf on Wentworth, Sunningdale, The Berkshire and Swinley Forest, various health and tennis clubs, polo in Windsor Great Park and the Royal County of Berkshire Polo Club. There is racing at Ascot and Windsor and extensive walking and riding on Chobham Common and in Windsor Great Park. Local attractions include Windsor Castle and Legoland.

The local schooling is exceptional with many renowned private schools including Eton College, Papplewick, Sunningdale, St. Mary's, Heathfield, Hall Grove, Hurst Lodge, St George's and St. John's Beaumont. In addition there is the American Community School and TISIS.

Postcode

SL5 0AR

Ascot 2 miles, Ascot station 2.3 miles, Sunningdale 1 mile, Windsor 6.5 miles, Central London 25 miles, Heathrow airport 13 miles. (Distances and times approximate)

Directions

From Ascot High Street proceed in an easterly direction towards Virginia Water. At the first mini roundabout, proceed straight over. At the next mini roundabout, proceed straight over and after about 3/4 mile, turn right into Silwood Road where Larch Avenue will be seen a short way down on the right hand side. Birdsong is found on the right hand side after a few hundred yards.

From the A30 at Wentworth Club, proceed along the A329 towards Ascot. After about 2 miles and after the Royal Berkshire Hotel on the right, take the second turning left into Silwood Road where Larch Avenue will be seen a short way down on the right hand side. Birdsong is found on the right hand side after a few hundred yards

Services

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

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.

Terms

Tenure: For sale freehold

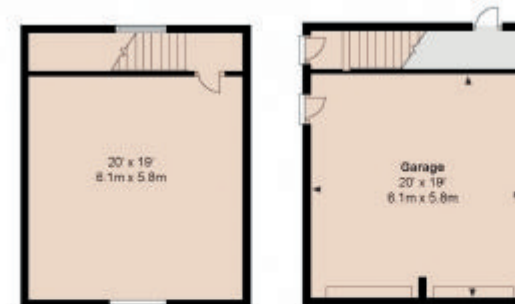
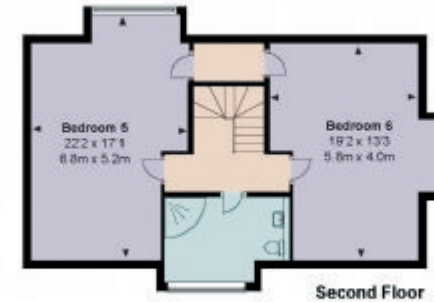
Local Authority: Royal Borough of Windsor and Maidenhead. Tel. 01628 683800.

Viewing

Viewing is strictly by prior appointment with the joint agents.







Approximate gross internal Floor area (Excl. Garage) 4418 Sq.Ft / 410 Sq.M



01344 84 3000
Virginia Water
bartonwaytt.co.uk

These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.

Important Notice

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