

OSBORNE HOUSE  
SUNNINGDALE



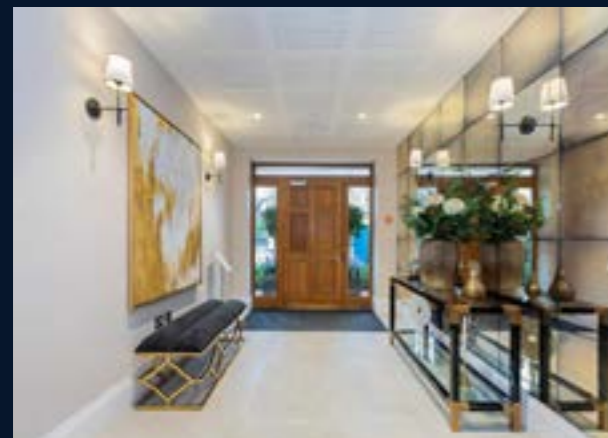
## OSBORNE HOUSE

SUNNINGDALE - ASCOT

Osborne House is a grand residence comprising of exquisitely designed luxury apartments located on Charters Road in a quiet, exclusive, residential area near to the centre of fashionable Sunningdale, close to Ascot.



Second floor 2/3 bedroom apartment, with a large curved balcony off the open-plan kitchen / dining / living room. Garden views are offered from the master bedroom whilst bedroom 3 makes a fabulous hobbies room or home office.



## *The essence of luxury living*

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Second floor views of the garden can be enjoyed from two aspects, with a balcony at the front and the rear of this amazing apartment. Open-plan living and

entertaining space is provided by the large kitchen/dining/living room, with an eye-catching and practical island.

The main en suite is truly luxurious, featuring a deep bath and two basins. The utility room and ample storage ensure this stylish home is practical as well as beautiful. Underfloor heating throughout, high specification kitchens and bathrooms, carefully chosen materials and subtle finishing touches.





**FRONT  
ELEVATION**



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Kitchen/Dining/Living Room	7.84m x 5.75m	25' 8" x 18' 10"
Master Bedroom	5.01m x 3.88m	16' 5" x 12' 9"
Bedroom 2	4.35m x 3.70m	14' 3" x 12' 2"
Bedroom 3/Study	3.64m x 3.27m	11' 11" x 10' 9"





## Local Area

Sunningdale is a village with intriguing literary connections. Agatha Christie once lived on Charters Road, where Osborne House is situated, and gave one of her stories the title 'The Sunningdale Mystery'.

Modern day Sunningdale is not quite so mysterious, but does have an air of exclusivity, with quaint buildings and well-kept streets that could easily belong to the Christie era. However, the local shops are thoroughly contemporary businesses, and include an independent deli, antique and gift shops, fashion boutiques and a couture milliner, ideal for Ascot hats.

The village and its immediate area have an excellent choice of restaurants, both casual and more formal. Of the latter, Coworth Park has earned a Michelin star for its excellence, as has Matt Worswick at The Latymer, in the historic surroundings of Pennyhill Park.

Osborne House is exceptionally well placed for road travel, being only four miles from Junction 3 of the M3, 14 miles to Heathrow and just over 27 miles to central London. Train travellers have the option of two local stations. Sunningdale station, less than ten minutes walk from Osborne House, is on the London Waterloo line with a journey time of 52 minutes. Ascot station is a short drive away and gives you the option of a 55 minute journey to London Paddington.



**WARREN**  
PROPERTY MATTERS

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