



EVERGREEN CROSS ROAD, SUNNINGDALE, BERKSHIRE, SL5 9RX

Winkworth



EVERGREEN

CROSS ROAD, SUNNINGDALE, BERKSHIRE, SL59RX

A STUNNING THREE BEDROOM APARTMENT ON ONE OF SUNNINGDALE'S FINEST ROADS MOMENTS FROM SUNNINGDALE GOLF COURSE

Reception Hall, Formal Drawing Room, Kitchen/ Breakfast Room, Master Bedroom Suite, Guest Bedroom With En Suite Bathroom, Bedroom Three, Family Bathroom

Spacious Wraparound Terrace, Water Feature, Three Parking Spaces, Two Secure Storage Rooms, Cat 5 Cabling, CCTV, App Controlled Outside Lighting, Underfloor Heating Throughout, Automatic Garden Irrigation System and Landscaped Garden Designed by Chelsea Flower Show Winning Landscapers.

This stunning ground floor apartment has been beautifully refurbished to create a truly fantastic three double bedroom apartment offering a high level of specification throughout to include bespoke kitchen and luxurious bathrooms.

Upon entering you are welcomed by the bright reception hall offering wood flooring and bespoke strip lighting. The entrance hall provides access to all the principle rooms including the double aspect drawing room with direct access via two sets of French doors to the extremely spacious wraparound terrace. The formal reception is a great size allowing room for a full 8 person dining table.

The kitchen/breakfast room has been elegantly designed offering ample high specification units, work surfaces, bespoke splashbacks and breakfast bar. The kitchen benefits from double oven, microwave, integrated appliance and strip lighting.

SUNNINGDALE OFFICE

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The master bedroom is a great size offering high quality fitted cupboards, unique feature wall and stunning en suite bathroom. The guest bedroom is of the same quality with fitted cupboards en suite bathroom and high-end fittings throughout. The property further benefits from a well-proportioned sophisticatedly designed third double bedroom and truly impressive family bathroom.

GROUNDS AND GARDEN

Evergreen is approached through electric gates and along and down the sweeping driveway to the underground parking for two cars. On the carpark level the property further benefits from two large storage rooms offering secure lockup facilities. The property also has one outside parking space.

To the rear and side of the property you can enjoy the wrap around terrace / garden with access from both sides of the reception room. The terrace which is generous in size allowing for both outside dining and seating areas. The true feature of the outside space is the bespoke water wall fountain creating a wonderful atmosphere for outside entertaining.

LOCATION

Evergreen is located on Cross Road, one of the best roads in Sunningdale with its easy access to the village offering an excellent array of shops, restaurants and moments from both Sunningdale Golf Club and mainline station with access to London Waterloo, Reading and beyond. By road Sunningdale is convenient for the M3, M4 and M25 and Heathrow is only 9 miles away.

The property is exceptionally well located for easy access to all the well regarded schools both private and comprehensive. The area also offers a range of leisure facilities, including Windsor Great Park, Savill Gardens, Virginia Water Lake, Wentworth Golf Club, Sunningdale Golf Club, the Guards Polo Club and the world renowned Ascot Race Course. EPC – C



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INTERNAL AREA

Total = 1,878 Sq Ft/160.1 Sq M



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	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Winkworth Sunningdale

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