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Sunning Avenue, Ascot, Berkshire SL5 9PN

Asking Price £5,050,000 Freehold



KEY FEATURES:

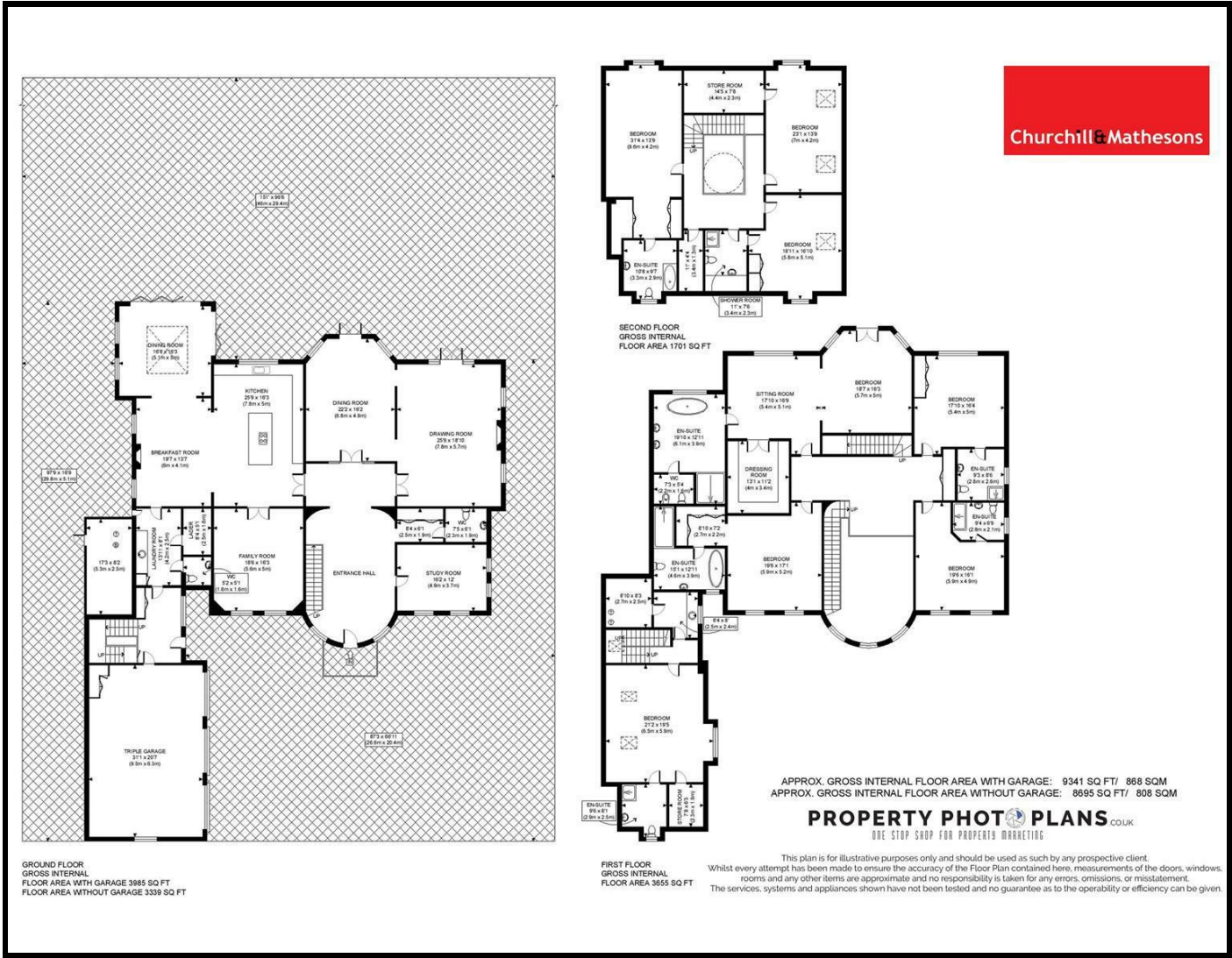
- SIX DOUBLE BEDROOMS
- FOUR EN-SUITES
- FIVE RECEPTION ROOMS
- THREE FLOORS
- STAFF QUARTERS
- SUPERB AUSTRIAN CRYSTAL CHANDELIER
- UNDER FLOOR HEATING IN HOUSE & GARAGE
- 0.7 ACRE PLOT
- APPROX. 9700 sqft

THE WILLOWS is an exclusive SIX BEDROOM FAMILY HOME, set behind PRIVATE GATES, on one of Sunningdales' premier roads. This home has been finished to the highest of standards throughout & offers stylish accommodation set over THREE FLOORS in approximately 9300 sq ft of living space set on a 0.7 - ACRE PLOT.

Five reception rooms, bespoke kitchen/breakfast room, four en-suites & family bathroom, study, cloakroom, impressive entrance hall with AUSTRIAN CRYSTAL CHANDELIER, under floor heating in house and garage. The property also boasts staff quarters above the TRIPLE GARAGE. Viewing is highly recommended.

Sunningdale is a desirable village in the Royal Borough of Windsor and Maidenhead, surrounded by beautiful countryside. As a resident you will benefit from excellent road links with Junction 3 of the M3 less than 5 miles away & Junction 13 of the M25 about 5.5 miles way. Heathrow is also easily accessible. Local Authority Windsor and Maidenhead. Council Tax Band H.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.