



CHATTERTON | REES



Oakwood Barn, Twelve Oaks Woodlands Lane, Windlesham, GU20 6AT
Guide price £2,500,000

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Oakwood Barn, Twelve Oaks Woodlands Lane

Windlesham, GU20 6AT

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- Large Plot
- Large Driveway
- Pool and outdoor kitchen
- Excellent spec throughout
- Trip Garage
- Circa 1.4 Acres set on a private estate

This stunning home set on circa 1.4 acres of private gardens with a long driveway is set upon a private estate in the heart of Windlesham, offering amazing privacy and stunning greenbelt land surrounding you.

The house totals close to 5000sqft of space with a very impressive ground floor living space with a huge open plan living, dining and kitchen as well as a further formal reception room and office space (currently used as a play room) as well as a large games room and trip garage.

Upstairs you have four bedrooms and three bathrooms, the master suite is a big space with a a large walk-in wardrobe and en suite, also benefiting from a balcony overlooking the pool and gardens,

The local area has the finest private and state schools, including Gordon's, Hall Grove, Hurst Lodge, The Marist, St. George's, St. Mary's, Sunningdale, Valley End, Windlesham Village and Woodcote House. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, The Lexicon, Queenwood, Sunningdale Golf Club, The Berkshire, Wentworth Club, Windsor Great Park and Windsor Castle. The nearest train stations are Bagshot and Sunningdale where trains run to London Waterloo, Guildford and Reading. Windlesham is also convenient for the M3, M4, M25 and Heathrow Airport.





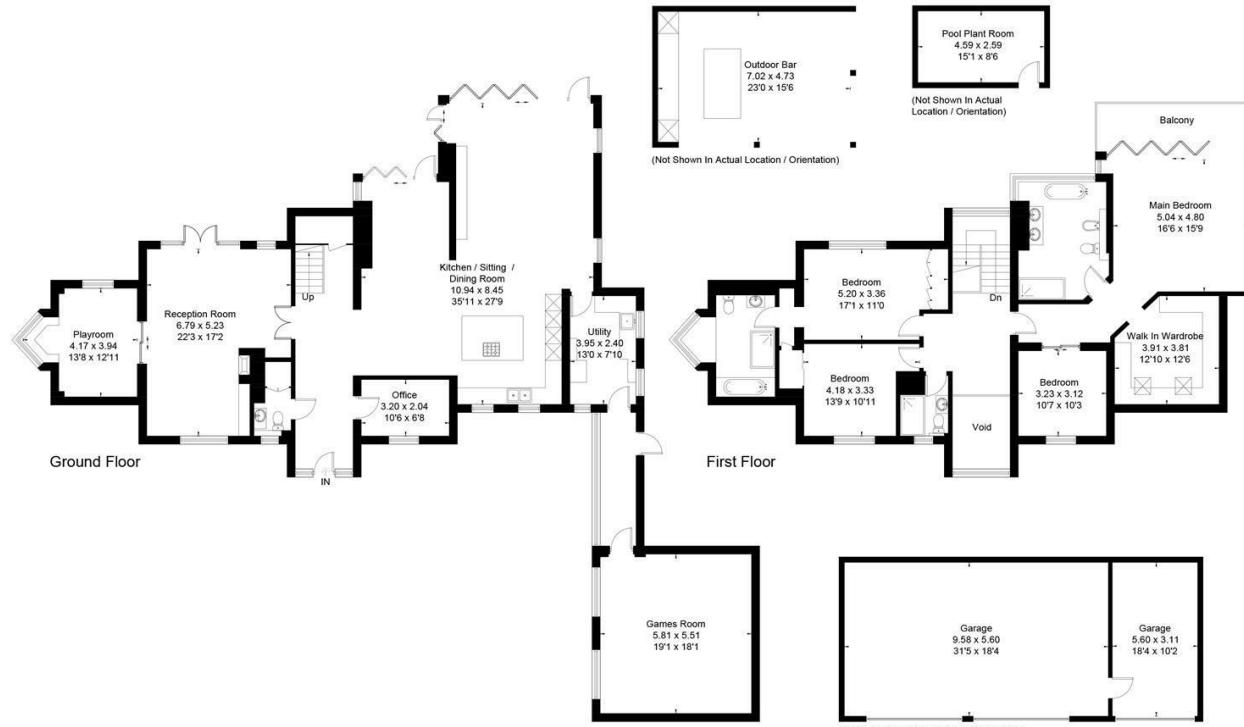
Directions





Floor Plans

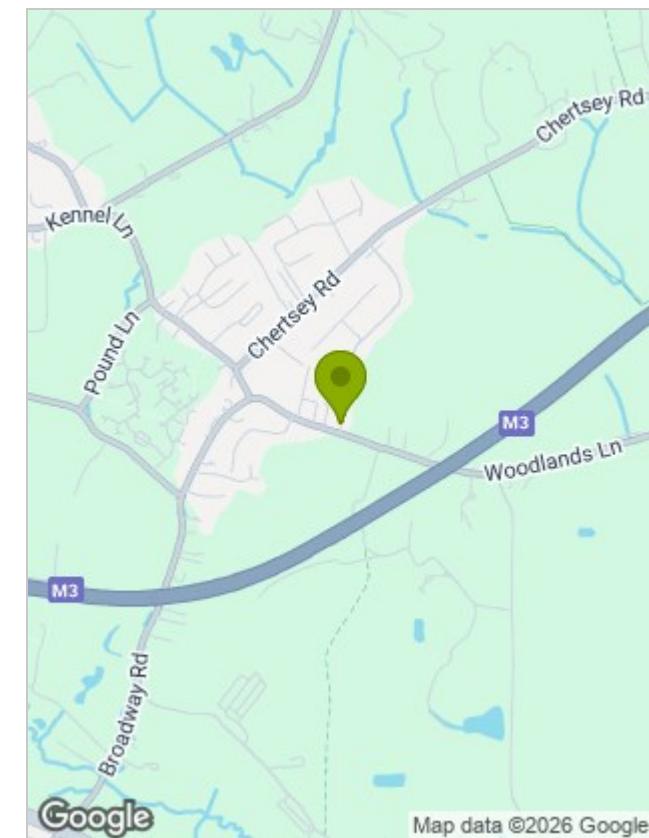
Approximate Floor Area = 345.4 sq m / 3718 sq ft
 Outbuildings = 83.9 sq m / 903 sq ft
 Total = 429.3 sq m / 4621 sq ft (Including Garages / Excluding Void / Open Area)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #89978

Location Map



Energy Performance Graph

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

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

Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.