



Holly Hill Drive, Sunningdale, Ascot, SL5

Price **£1,961.54 per week** | Unfurnished



Holly Hill Drive, Sunningdale, Ascot, SL5

-  5 Bedrooms
-  3 Bathrooms
-  1 Reception
-  Garden
-  Nearby Green Spaces
-  Local Amenities
-  0.7 MI Sunningdale
-  Private EV Charging Point

This exceptional five-bedroom, three-bathroom, unfurnished family home is ideally located in the heart of the highly sought-after Sunningdale area.

Arranged over three spacious floors, the ground floor features a welcoming reception room and a stunning open-plan kitchen and dining area, complete with integrated appliances and a stylish central island. The reception room also provides direct access to the large private garden, while a convenient utility room and downstairs W/C.

Upstairs, the property boasts five well-proportioned bedrooms, including a superb principal suite with a modern en-suite bathroom and an exceptional walk-in wardrobe. A further two contemporary bathrooms serve the remaining bedrooms, all finished to a high standard. The property also benefits from a private EV charging point, providing added convenience for electric vehicle owners.

The home enjoys an exceptional sense of privacy and space, surrounded by mature greenery that enhances its peaceful and secluded setting. Ideally positioned, the property is conveniently located for the local amenities of Sunningdale, Sunninghill and Ascot, while more extensive shopping, leisure and dining facilities can be found in nearby Bracknell, Staines, Windsor, Camberley and Guildford.

For commuters, Sunningdale Station is approximately 0.7 miles away, providing direct rail links into London Waterloo and excellent transport connections to the surrounding areas.

The area is also renowned for its outstanding selection of schools for both boys and girls, including Charters School, Sunningdale School, Hall Grove, Papplewick, St John's Beaumont, St George's, St Mary's, ACS International School, TASIS England, Eton College and Wellington College.

Local Authority:	Windsor And Maidenhead
Council Tax Band:	G
EPC:	B
Security deposit:	equivalent to 6 weeks' rent



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan for illustrative purposes only and should be used as such by any prospective tenant/purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Elephant & Castle

One The Elephant, 5 St Gabriel Walk, London, SE1 6FG

Lettings

020 3869 2888 | eandc.lettings@chaseevans.com

We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

chaseevans.com

 Chase Evans