

Richmondwood, Sunningdale
Ascot, Berkshire, SL5 0JG



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This beautiful new home, located in Sunningdale, Berkshire, defines luxury. With its imposing gravelled driveway, leading to a beautiful water fountain, it is a real showstopper.

At over 11,000 square feet, with a wellness centre and extensive living space.

- 7 Bedrooms with en suites
- Games room.
- Wellness centre including Swim spa, sauna and steam room.
- Cinema.
- Games room.
- 3m Ground floor ceiling height.
- Italian marble flooring.
- Hand crafted floating staircase.
- Elliptical gallery above entrance hall.
- Bespoke doors.
- Live / Gas fireplace.
- Wine cellar.
- Separate utility / Spice kitchen.
- Independent staff quarters.
- Direct access onto Sunningdale Golf Course practice ground.
- Triple garage.

The locale is considered a highly desirable commuter town, with easy access into London with Sunningdale Station being less than 1 mile away. By road, Central London is about 27 miles away and is easily reached via the M4, M25 and the M3. Heathrow Airport is about 10 miles away and accessible without driving on motorways.

The village has several OFSTED rated "Outstanding" schools, plus Eton College, Wellington College, St. Mary's, St. George's, Papplewick, The Marist Schools, Woodcote House, Hall Grove and Coworth Flexlands. For international schooling, Tasis (The American School) and ACS (American Community School) are both situated in Egham.



There is also a spirited high street nearby with supermarkets, numerous shops, restaurants & cafes approximately a 5-10-minute drive away.

In addition, the village is well served with a variety of sporting and leisure centres and clubs, many of which offer sports such as tennis, cricket, and hockey. Furthermore, golf at Sunningdale, Wentworth, Swinley Forest and The Berkshire, horse racing at Ascot and Windsor and polo at Smiths Lawn, Windsor Great Park, and the Royal County of Berkshire Polo Club.



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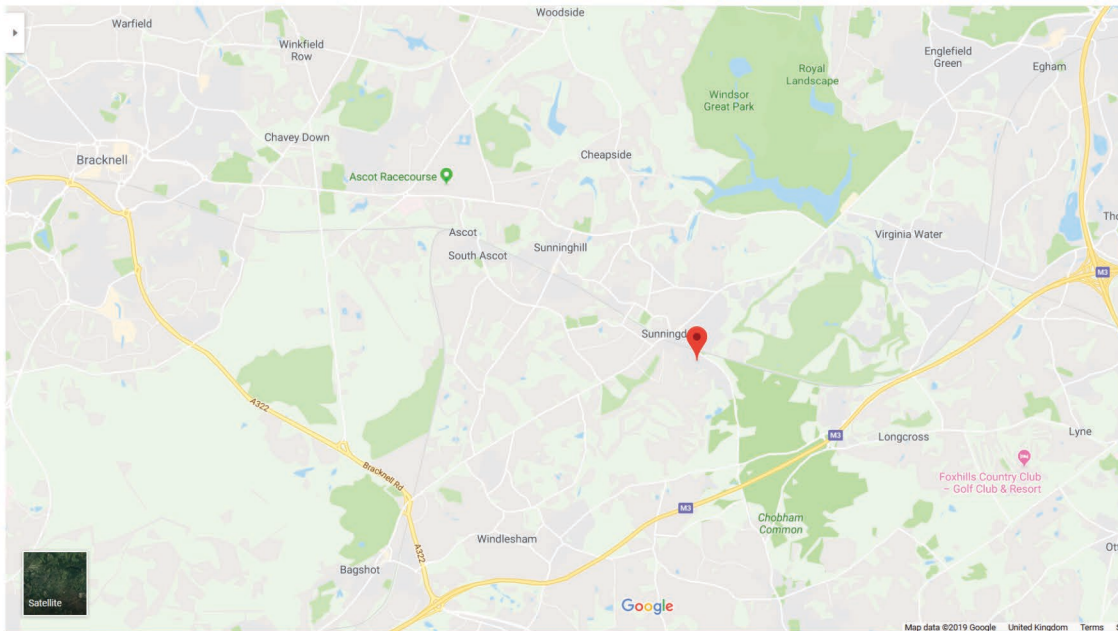








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Ascot - 3.6 miles
 Windsor - 9.0 miles
 Central London - 27.2 miles



Heathrow Airport - 10.3 miles
 Gatwick Airport - 36.5 miles



Royal Ascot Racecourse - 3.6 miles
 Royal Windsor Racecourse - 9.0 miles



Sunningdale Golf Club - 1.0 miles
 Sunningdale Heath Golf Club - 1.3 miles
 Royal Ascot Golf Club - 3.8 miles
 Legoland Windsor Resort - 6.7 miles



Sunningdale School - 1.4 miles
 Sunninghill Nursery - 2.2 miles
 St. George's School - 3.3 miles
 St Francis Catholic Primary School - 3.5 miles
 Windsor Girls School - 7.6 miles



Sunningdale Station - 0.8 miles
 Longcross Station - 2.1 miles
 Virginia Waters - 15.4 miles

Specification

Exterior

- The home is traditionally constructed with brick and block insulated cavity walls, slate roof tiles, block and beam to first and second floors.
- External brick elevations are enhanced with reconstructed bath stone detailing and front entrance porticos.
- Soft and hard landscaping to front and rear areas.
- External lighting feature.

Interior

- 3m Ground floor ceiling height.
- Italian marble flooring.
- Hand crafted floating staircase.
- Elliptical gallery above entrance hall.
- Bespoke doors.
- Live / Gas fireplace.
- Wellness centre including Swim spa, sauna and steam room.
- Wine cellar.
- Separate utility / Spice kitchen.
- Independent staff quarters.
- All principle bedrooms have dressing rooms and en-suites.
- Reflection area to landing.
- Cinema.
- Games room.
- Two further bedrooms with shower rooms.

Kitchen/Breakfast Area and Family Room

- Bespoke hand made fitted kitchen with pelmet lighting.
- Granite breakfast bar/island, worktops and splash back.
- Fully integrated Miele appliances to include –twin full height refrigerator, freezer, dishwasher and microwave, oven. Filter boiling tap.
- Stainless steel five/six ring gas hob with two single ovens and chimney extractor.

Utility Room/laundry room

- Utility room comprising fully fitted furniture.
- Free standing Miele washing machine and tumble dryer.
- Stainless steel sink and drainer with tap.

Bathrooms/En-suites

- Villeroy & Boch white bathroom suites and basin (s), toilet and bidet.
- Graff taps.
- Bathrooms fitted with individually designed vanity units and fitted furniture.
- Chrome ladder-style heated towel rails to all bathrooms and cloakrooms.

Additional Features

- Recessed downlighters to all rooms.
- Polished chrome flush plate light switches and sockets.
- Sculptured coving to the ground floor & first floor.
- Built in wardrobes to all bedrooms.
- Data points- including BT and Sky Q connection points.
- Cat 6 cabling, wiring provided for home network system to allow later installation of audio and video systems/PC connections.

Heating

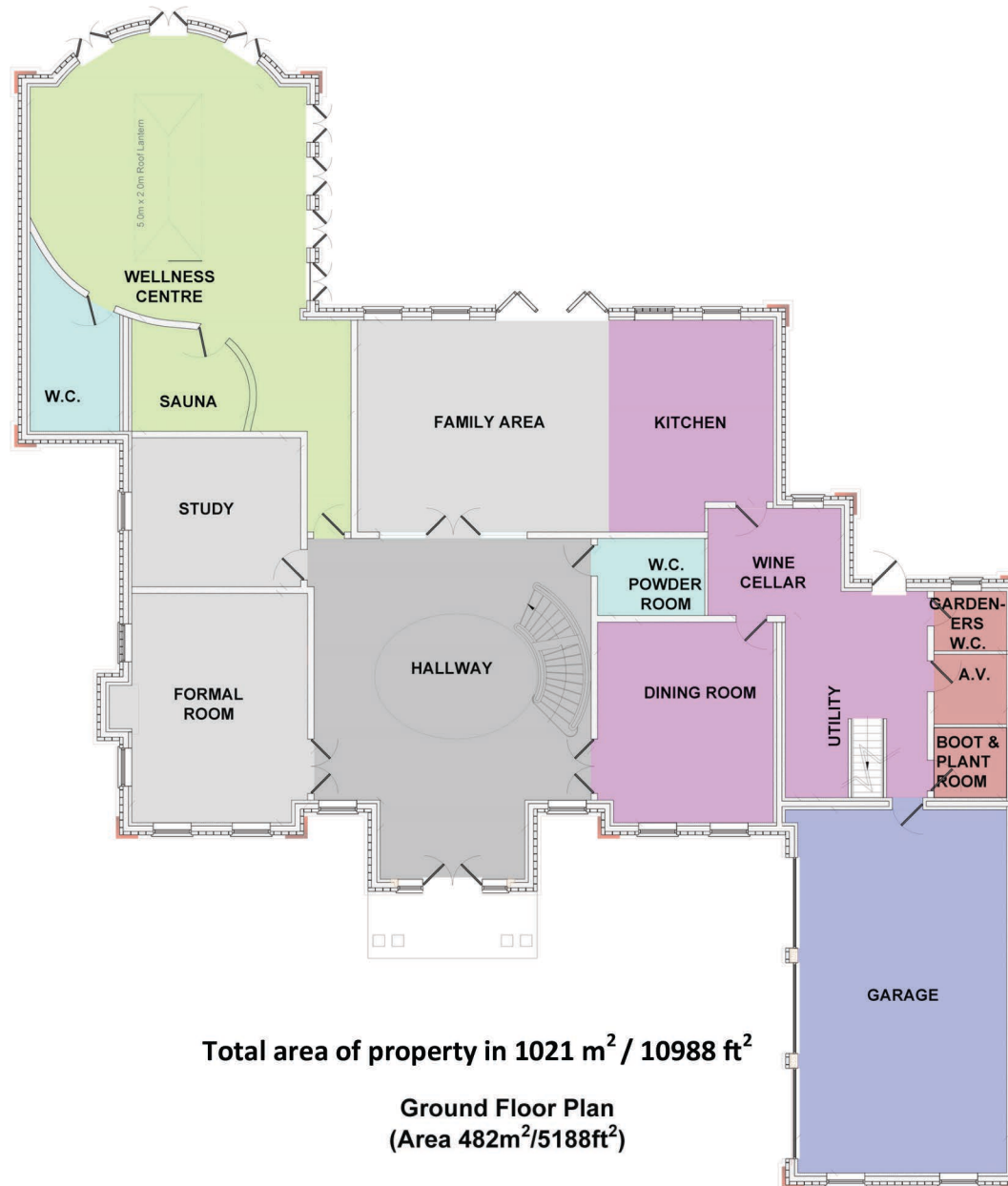
- Underfloor heating to all the ground floor, first floor and second floor including bathroom and en-suites (controlled by Crestron).
- ACV hot water cylinder.

Security and Peace of Mind

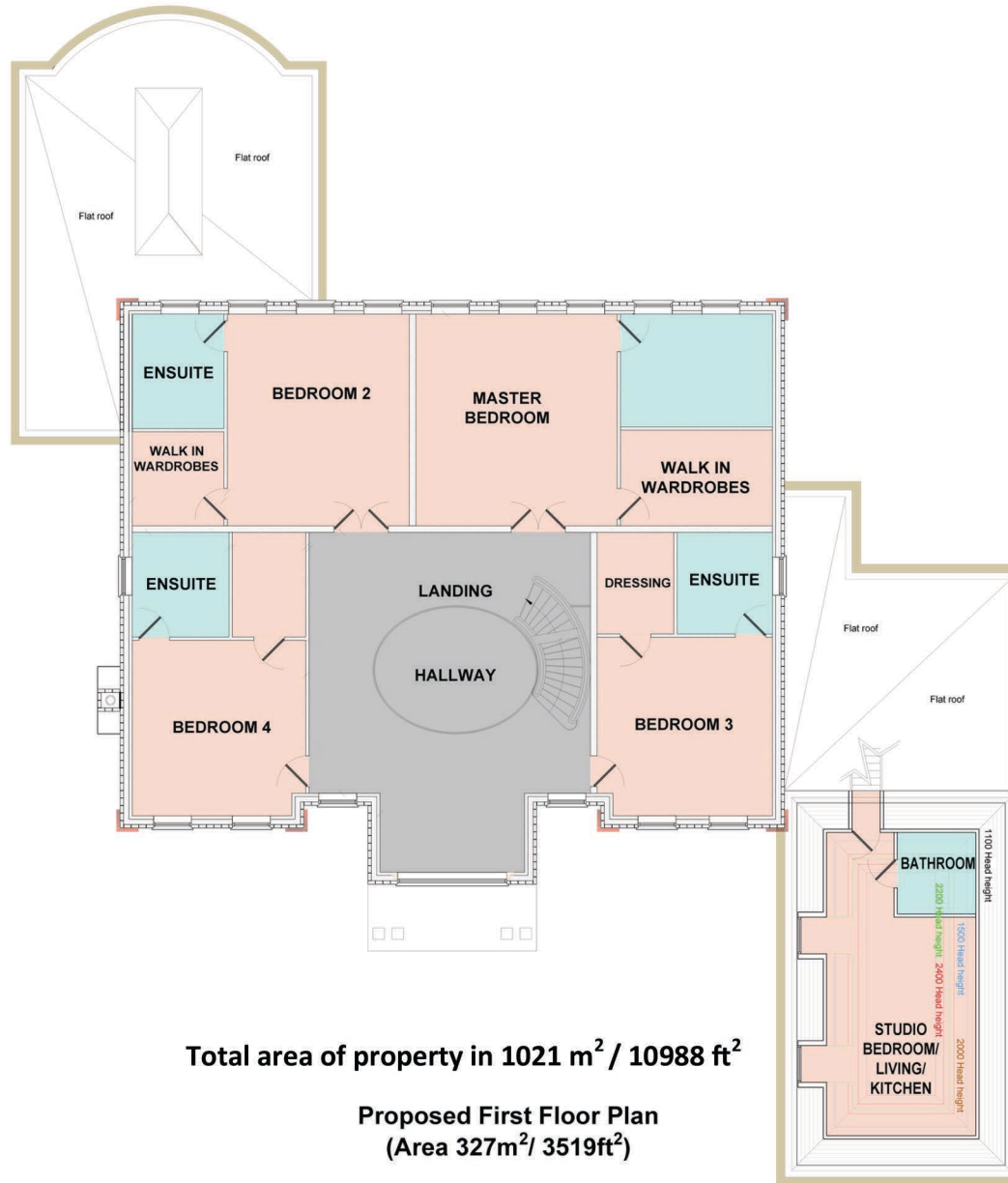
- Quality front door with high specification ULTION security locks.
- High specification zoned alarm system with panic security button to hall and master bedroom with infra-red detectors.
- Mains operated smoke detectors to all habitable rooms with battery back up.
- LED security lighting to front and rear with movement sensors.
- Automatic electric gates with video entry system.

*Subject to change

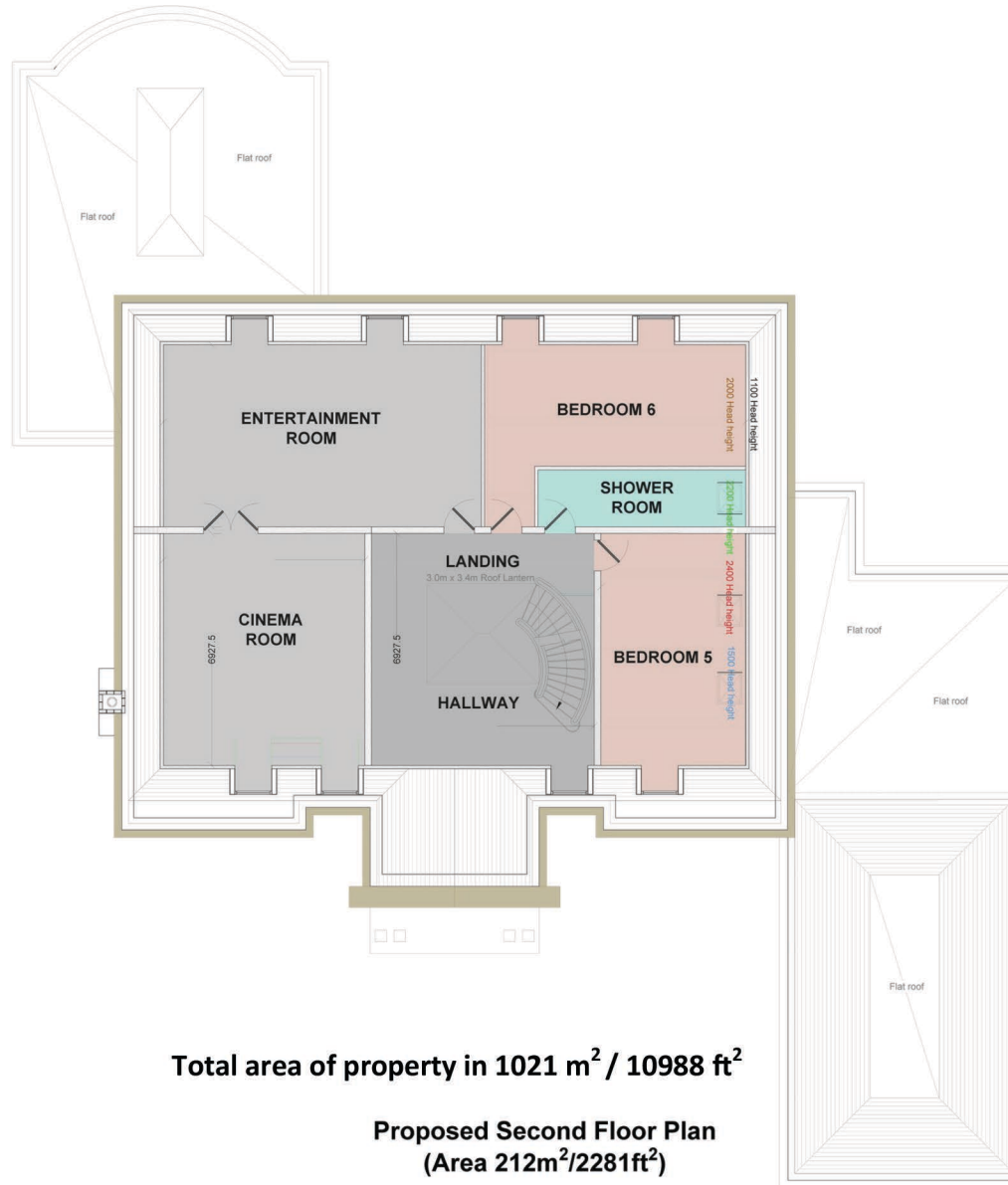
Floor Plans



Floor Plans



Floor Plans



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