



FISHERS HOUSE

Fishers Wood, Sunningdale, Berkshire





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An impressive luxury new build house set off the famous Titlarks Hill in the private road of Fishers Wood.

Accommodation and amenities

Impressive reception hall ♦ 34ft drawing room ♦ Dining/kitchen with breakfast area ♦ Study ♦ Morning room
Family/cinema room

Master bedroom with dressing room, bathroom and air cooling ♦ 5 further bedrooms all ensuite

Games room ♦ Self contained staff apartment ♦ Large triple garage

For Sale Freehold

Approximate gross internal area 7,944 sq ft (738 sq m)

In all about 0.63 acres (0.25 hectares)

Viewing by appointment only





Racing at Ascot

- Virginia Water 4 miles
- Ascot 4 miles
- Windsor 9 miles
- Heathrow Airport 10 miles
- Farnborough Airport 14 miles
- London 26 miles
- Gatwick Airport 44 miles

(Distances approximate)



Polo at Smiths Lawn



Golf at Wentworth

Situation

Fishers House is situated just off the prestigious Titlarks Hill in Sunningdale. Titlarks Hill is considered the most exclusive road in Sunningdale, the centre of which is about 0.5 mile away providing extensive facilities and services for day to day needs. More extensive shopping and recreational facilities are available at Ascot (about 3 miles) and Windsor (about 8 miles). Communications are excellent with the A30 (providing direct access to central London and the national motorway network). The M3 (junction 3) is about 4 miles to the south and the M25 (junctions 11 and 13) about 5 miles to the east providing fast access to London Heathrow (about 9.5 miles) and Gatwick Airport to the south east. Sunningdale provides a regular British Rail train service to (Waterloo) taking approximately 50 minutes (BR timetable 2008). It is possible to land helicopters at Fair Oaks Airport near Chobham just 4 miles from Sunningdale.

There is an excellent range of sporting facilities in the area including racing at Ascot and Windsor, polo at The Guards Polo Club at Smiths lawn, Windsor Great Park and at the Royal County of Berkshire Polo Club; golf at a number of courses including the renowned Sunningdale, Wentworth, Swinley Forest and The Berkshire. There is boating and sailing on stretches of the nearby River Thames and delightful walks and rides in Windsor Great Park.

Educational facilities in the area are excellent for children of all age groups. Schools include Eton College, Royal Holloway, St. Mary's School, Coworth Park, Heathfield, St. George's, Papplewick, the American Community School and TASIS in Egham.





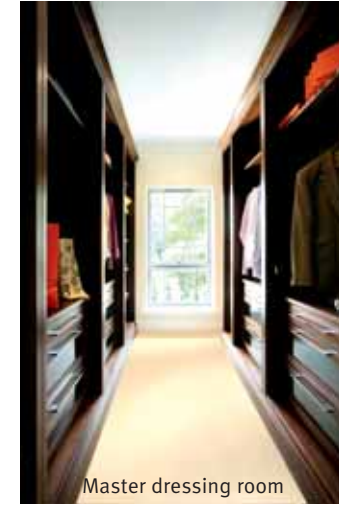
Fishers House

This exceptionally spacious new house has been finished to an extremely high specification by A & O Properties who have developed some of the most prestigious houses in the area.

The accommodation is well arranged over 3 floors and from the **galleried reception hall** with marble flooring and oak staircase to the contemporary fitted German **kitchen** with Miele appliances, this magnificent property quite simply exudes space and luxury. The latest technologies have been installed including under floor heating, Lutron mood lighting, air cooling to the master bedroom and CCTV system.

The reception rooms are spacious and well arranged for entertaining as well as being equally well suited for family living.

On the **first floor** is a spacious **master bedroom suite** with a fantastic view of the **garden**, air cooling, range of high quality fitted wardrobes, **dressing room** and luxurious **bathroom**. There are **6 further bedroom suites**, second floor **games room** and **self contained staff apartment**.



Master dressing room



Master bathroom

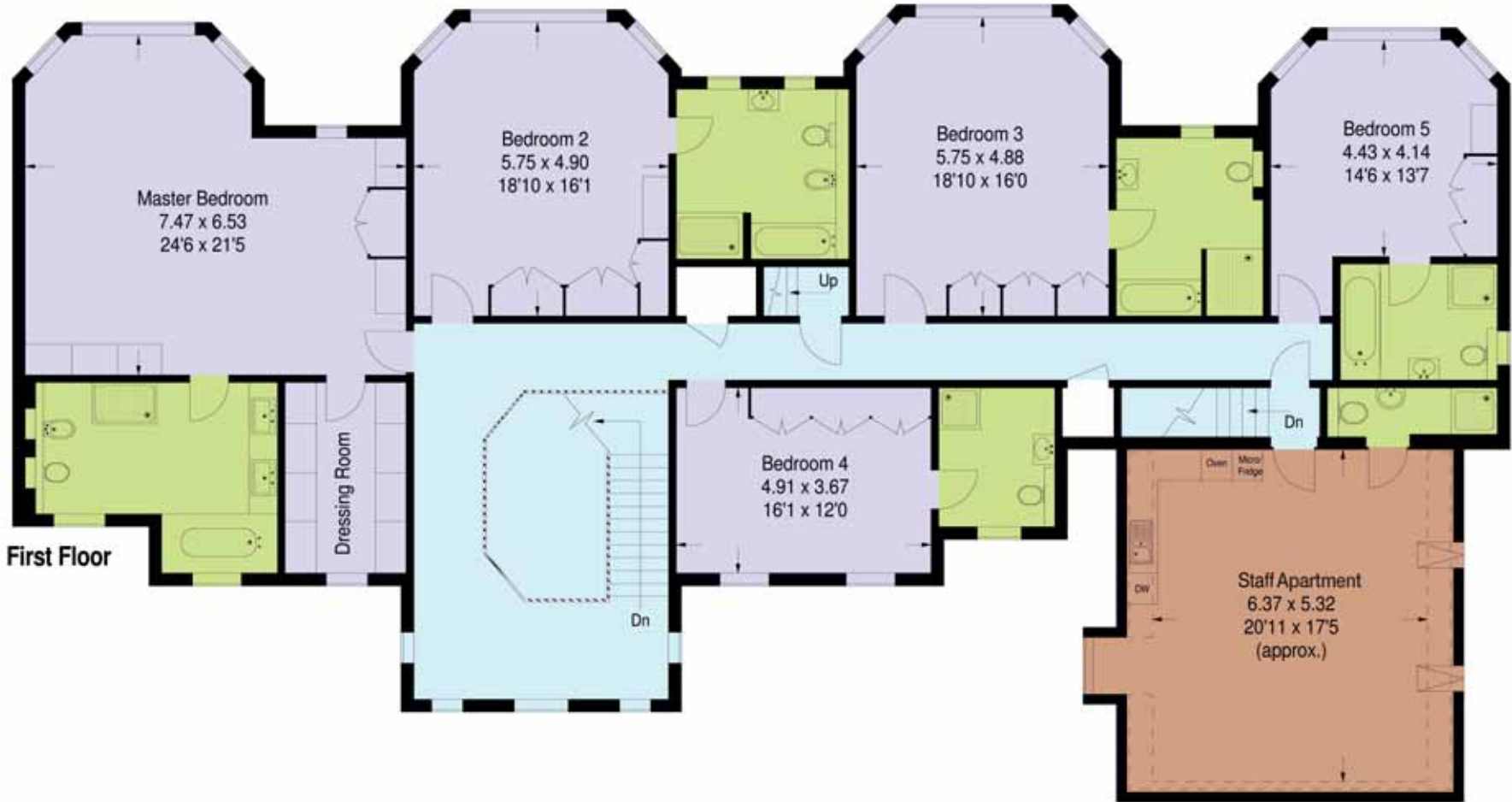
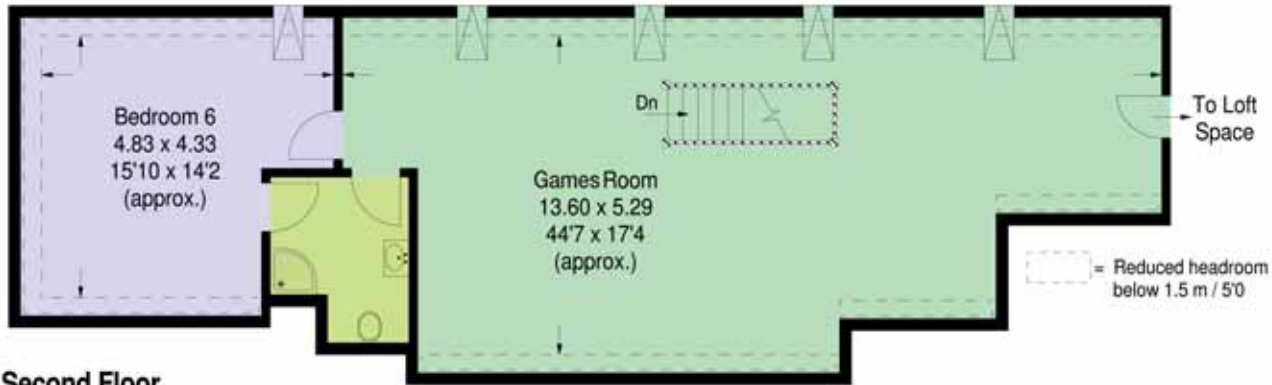
Specification includes:

- ◆ CCTV and comprehensive alarm system.
- ◆ CAT 5, HDTV and HIFI cabling to the principal rooms.
- ◆ Luton programmable lighting system.
- ◆ Gated entrance with video entry system.
- ◆ Under floor heating to ground and most of the first floor with individual programming to each room.
- ◆ Purpose designed and made cornice, architrave and skirting.
- ◆ 10 year NHBC warranty.
- ◆ Fire detection system.
- ◆ Family room wired as a cinema room.
- ◆ Master bedroom benefits from air cooling system.
- ◆ All bedrooms are ensuite.
- ◆ Integral staff apartment can be isolated from the main house via secondary staircase.
- ◆ Built in wardrobes to bedrooms 1 to 5.
- ◆ Satellite/ TV aerial/ BT connected.

Approximate gross internal area 738 sq m / 7,944 sq ft



These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.



Gardens and Grounds

Fishers House is approached via an electronic solid wooden gate opening onto a sweeping block paved driveway leading up to the house and the triple garage with electric up and over doors, power and light.

To the rear of the property the gardens are mainly laid to lawn with attractive borders and shrubs and a variety of mature trees.

The principal reception rooms have double French doors leading out onto the large entertaining terrace which is an excellent area for al fresco dining in the summer months.

The gardens and grounds extend in all to approximately 0.63 acres (0.25 hectares).



Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments are specifically excluded but may be available by separate negotiation.

Cover photograph

The entrance driveway is in an unfinished state and has been shown as an artist's impression for the purpose of the cover photograph.

Local authority

Royal Borough of Windsor and Maidenhead. Tel: +44 (0) 1628 798888.

Directions

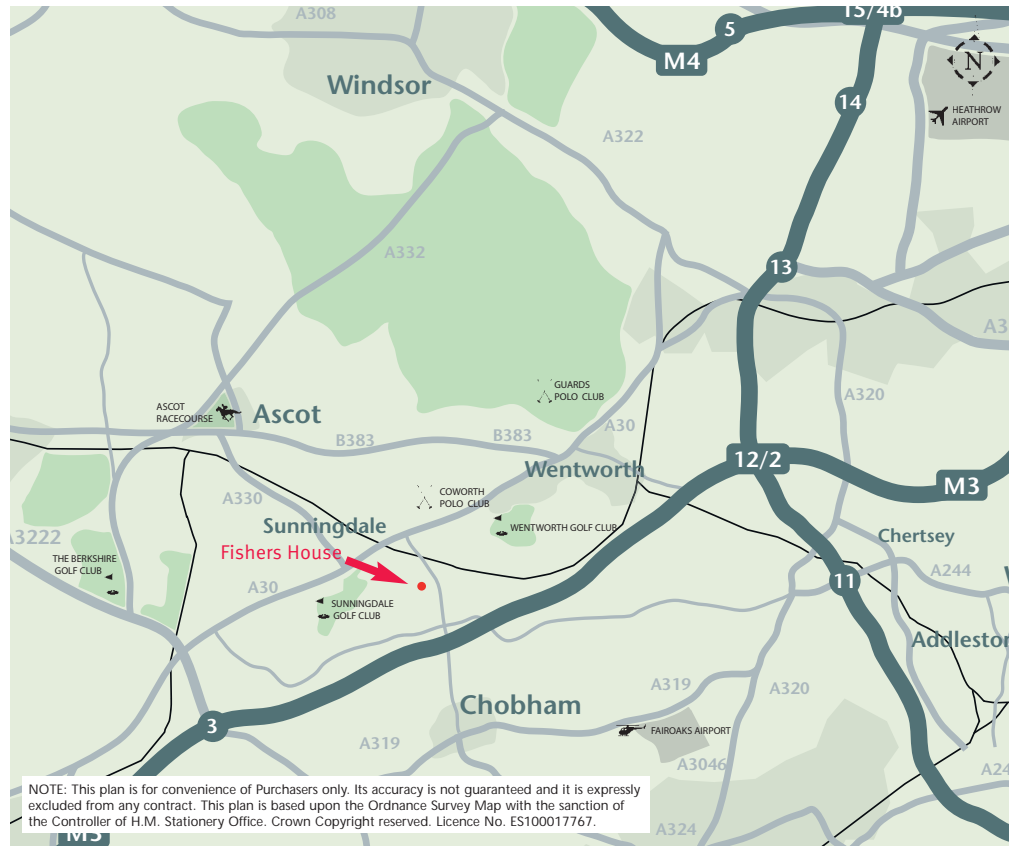
From London M25 junction 13 at Staines. Follow signs for the A30 towards Camberley/ Ascot/ Bagshott. Continue past Egham, Virginia Water and past the entrance to the Wentworth Golf Club on the left. Continue into the village of Sunningdale and take the first left just before the station into Chobham Road, the B383 towards Chobham and Woking. Continue over the bridge and take the second turning on the right into Titlarks Hill Road. On entering Titlarks Hill Road take the first left into Fishers Wood where Fishers House is the second property on the right hand side.

Postcode

SL5 0JF

Viewings

All viewings must be made strictly by appointment only through the vendor's joint agents.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	81-85	A	81-85
B	61-80	B	61-80
C	41-60	C	41-60
D	21-40	D	21-40
E	1-20	E	1-20
F	1-20	F	1-20
G	1-20	G	1-20



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