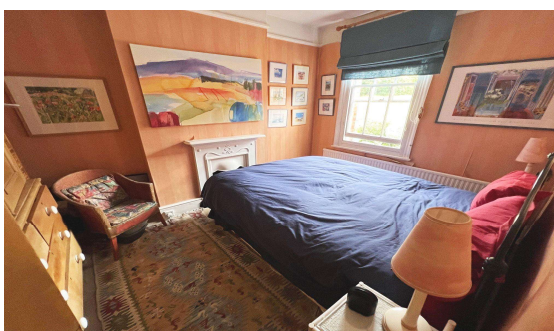
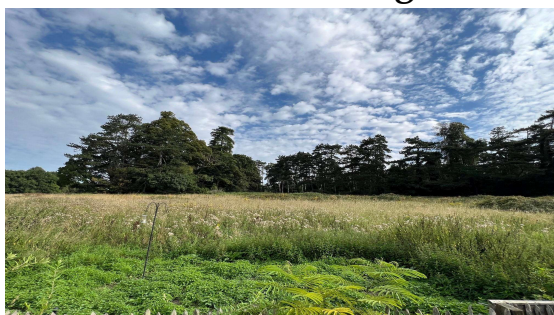




Silwood Road, Sunningdale, Berks, SL5 0LR £625,000 Freehold



Uniquely positioned, backing on to open land historically owned by Ringo Starr and fronting on to a developing nature reserve. This 1910 built Edwardian home, previously owned by the author Bill Bryson, needs some TLC but benefits from many original character features. The accommodation comprises three bedrooms, two reception rooms, study, farmhouse style kitchen, conservatory and two car drive. Sunningdale station (approximately 20 minute walk), local shops and Windsor Great Park are also close at hand.

Silwood Road, Sunningdale, Berkshire, SL5 0LR

- RECESS PORCH:** Recessed porch with climbing vine over, hardwood front door into:-
- ENTRANCE HALL:** Stairs to first floor, stripped original door into:
- LOUNGE:** **10'6" x 10'7" (3.21m x 3.22m)** Radiator, stepped coving, exposed floorboards, fitted shelving, feature cast iron fireplace with tiled inlay and stone hearth. Sash section bay window to front, overlooking redeveloping nature reserve opposite. Open plan into:-
- DINING ROOM:** **11'11" x 11'2" (3.63m x 3.39m)** Radiator, exposed floorboards, feature chimney recess, coved cornice ceiling, glazed display cabinet. Arched window to side, sash window to rear with view over open land. Doorway into:-
- KITCHEN:** **14'9" x 8'2" (4.50m x 2.50m)** Extensive range of 'farmhouse style' base and eye level units, breakfast bar, ceramic tiled floor, built in dresser unit, space for fridge/freezer, space for washing machine, built in electric double oven and four ring gas hob. Circular sink unit and drainer with mixer tap. Window to side, stable door onto side patio area. Glazed French doors into:-
- CONSERVATORY:** **9' x 9' (2.74m x 2.74m)** Brick base and double glazed mainframe, ceramic tiled floor. Panoramic views to rear over open land.
- LANDING:** Original stripped doors into all rooms.
- BEDROOM ONE:** **14'2" x 10'6" (4.32m x 10'6")** Radiator, feature cast iron fireplace, built in storage. Two sash windows to front with fitted tilting blinds, overlooking redeveloping nature reserve opposite.
- BEDROOM TWO:** **11'11" x 8'8" (3.63m x 2.65m)** Radiator, picture rail, feature cast iron fireplace. Sash window to rear with views over open land.
- STUDY/BEDROOM:** **9'10" x 8'2" (3.00m x 2.50m)** Electric storage heater, storage cupboard, coved cornice ceiling, wall mounted gas combination boiler. Secondary glazed window to side. Stripped original door into:-
- BATHROOM:** White suite comprising low level WC, wash hand basin set into vanity unit, Japanese style half size bath with mixer shower over, part tiled walls, radiator. Double glazed window to rear with views over open land.
- SECOND FLOOR:** Small landing. Double glazed window to rear with panoramic views over open land.
- BEDROOM THREE:** **13'5" x 12'9" (4.10m x 3.90m)** Full width eaves storage cupboards. Two double glazed windows to rear with panoramic views over open land.
- REAR GARDEN:** **(40ft - 12.19m)** A mature and 'wildlife friendly' garden with many varied shrubs, flowers and herbs. There is also an ornate pond, timber shed, large brick paved patio and side access gate. To the rear, there are stunning panoramic views over open land where many species of wildlife can be found roaming freely.
- FRONT GARDEN:** Inset flower beds, brick paved path. Dwarf brick wall to front boundary.
- DRIVEWAY:** Brick paved driveway with space to park two cars.
- COUNCIL TAX** E - Windsor and Maidenhead
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

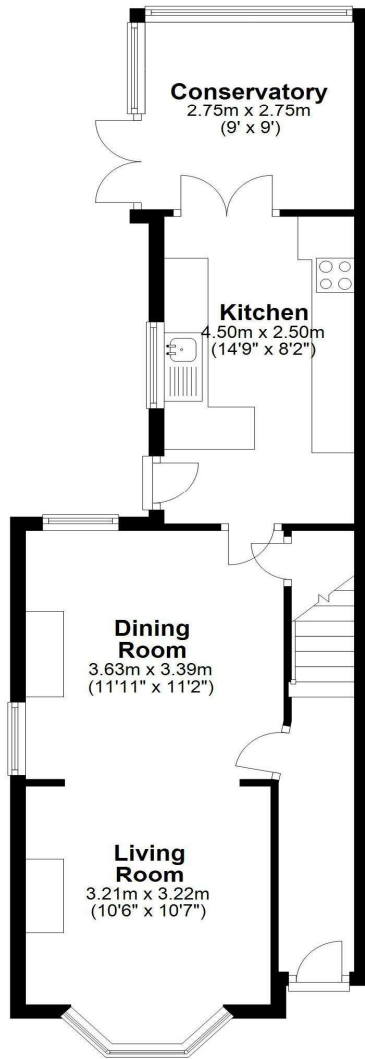


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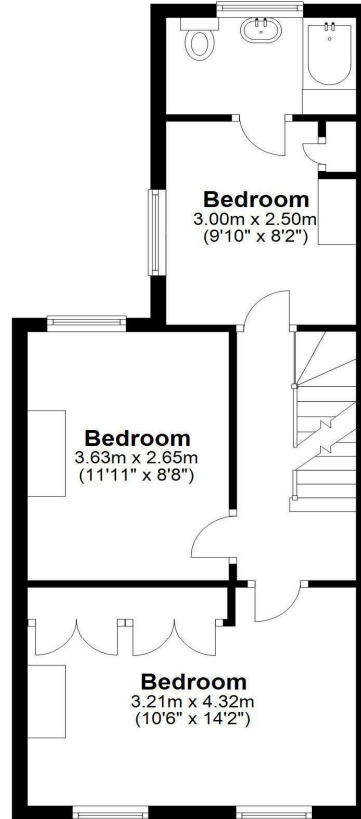
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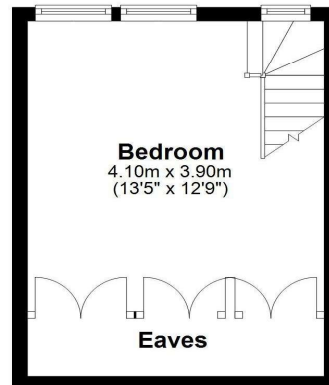
Ground Floor
Approx. 49.0 sq. metres (527.9 sq. feet)



First Floor
Approx. 41.5 sq. metres (447.0 sq. feet)



Second Floor
Approx. 19.7 sq. metres (211.8 sq. feet)



Total area: approx. 110.2 sq. metres (1186.6 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

Silwood Road, Sunningdale, Berkshire, SL5 0LR

25/08/2023, 15:27

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

49 Silwood Road ASCOT SL5 0LR	Energy rating D	Valid until: 24 August 2033 Certificate number: 0190-2475-5088-2427-9321
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Property type: Semi-detached house

Total floor area: 102 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

