



PRIVATE ESTATE LAVISHLY RESTORED

This fine countryside Victorian residence has recently been subject to a lavish restoration and extensions resulting in a breathtaking home that features only the highest quality fixtures and fittings. No expense has been spared inside or out, to make this a home a delight to view and which features all the amenities one would hope for. It is offered with a turn-key option to purchase.

Approached via a country lane, the estate is served by a gated main entrance that leads to the imposing façade with twin Haddonstone staircases sweeping up to the main entrance. There is also a secondary drive that leads to a guest Coach House and staff Lodge.

The entire property is surrounded by acres of fine lawned gardens, ornate, formal box hedging and an extensive fruit, vegetable, and flower garden.

The gardening/grower enthusiast will love the propagation enclosure and, in order to enjoy the fresh home grown produce, there is a beautiful glass garden room, opening out to a dining terrace, and a very comprehensively equipped separate catering and BBQ kitchen for lunchtime or evening al-fresco dining with friends and family. There are also fields owned by the property that provide protection and privacy.

Sunningdale Manor offers a superb range of lavishly appointed and proportioned accommodation within the main residence; the impressive entrance hall is light and airy with a marble floor and entrances both east and west; there are three reception rooms at this level, which make for great entertaining and set the scene for the exceptionally high standards of style and décor that pervades through the house. Of particular note is the open plan sitting/informal dining/kitchen which extends to over 50ft in length. It has a centre island with a marble work top and space for five bar stools, it is equipped with the highest quality fittings including Wolf Range oven, Sub Zero fridge and freezer, wine coolers, ice maker and two extra-large stainless steel undermounted sinks; this in turn flows into an informal dining area and beyond to the living space - the open plan space enjoying French doors on three sides out to leisure and dining terraces that overlook the surrounding gardens.

The formal dining room has a handmade, fully equipped drinks bar, and a real fire making this a beautifully atmospheric room for dinner parties. The main reception room runs the whole depth of the house and is 31ft in length, it has a real fire, a high ceiling, and large windows at either end to allow the light to flood-in.

On the lower ground floor level is a magnificent open-plan room which has a temperature-controlled wine room with glass walls forming a focal feature, a wine tasting/dining area, a study area, and a comprehensively equipped catering kitchen with the finest appliances. Also on this level is an air-conditioned gymnasium, a lift to the ground floor, an Estate Manager's office with direct external access and a 29ft laundry room. The lower ground floor also accesses a covered, sheltered barbeque terrace.

The first floor comprises a principal bedroom with its own private terrace, lavish en suite bathroom, and dressing room. There are two further double bedrooms with en suite bathrooms, a fourth double bedroom and house bathroom. The second floor provides extensive additional storage space.

The guest Coach House is set near to the main house and is beautifully furnished with a sitting area and kitchen, double bedroom, and en suite bathroom.

The Lodge staff accommodation (set above one of the garage blocks) has a sitting room, kitchen and three bedrooms.





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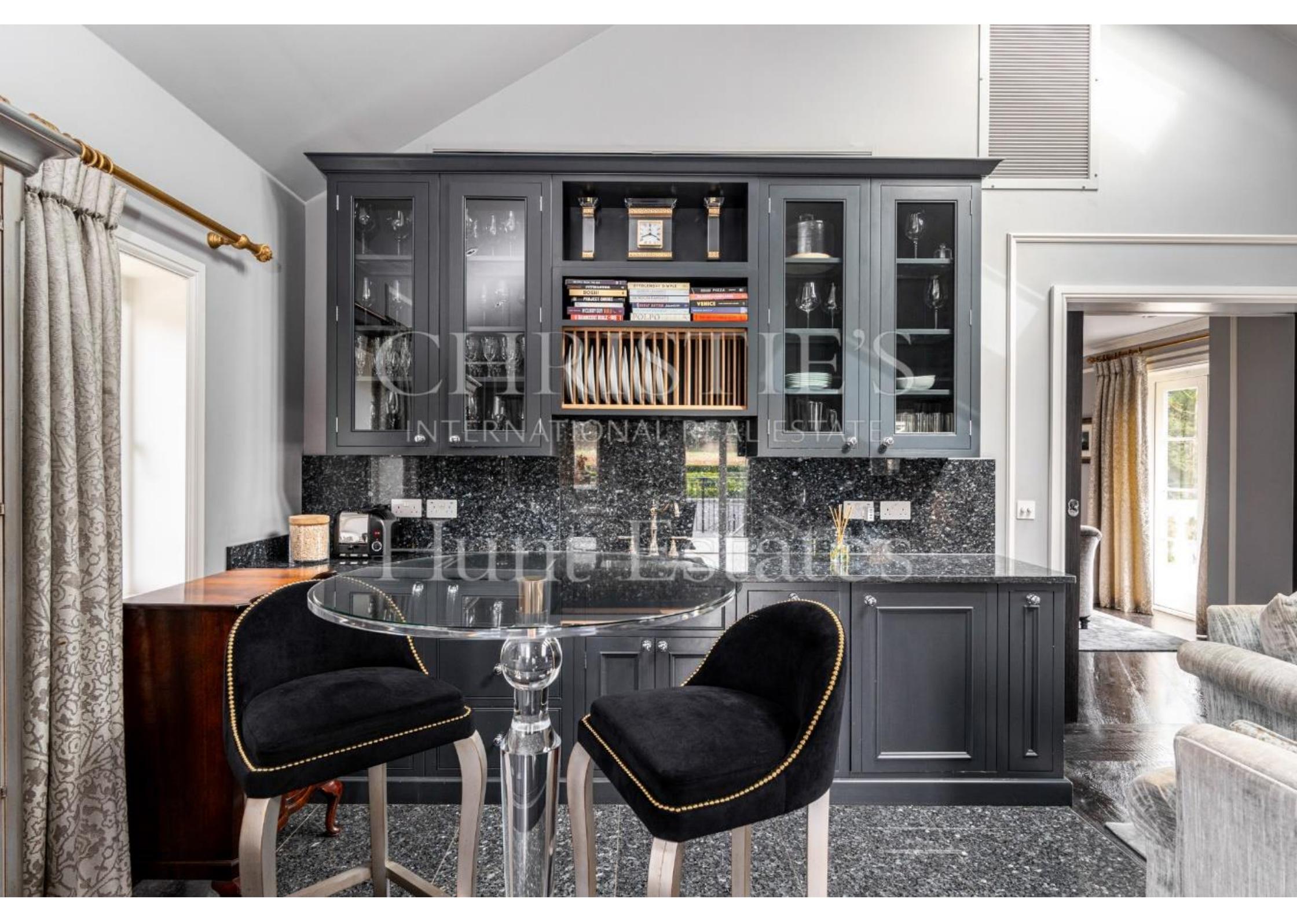


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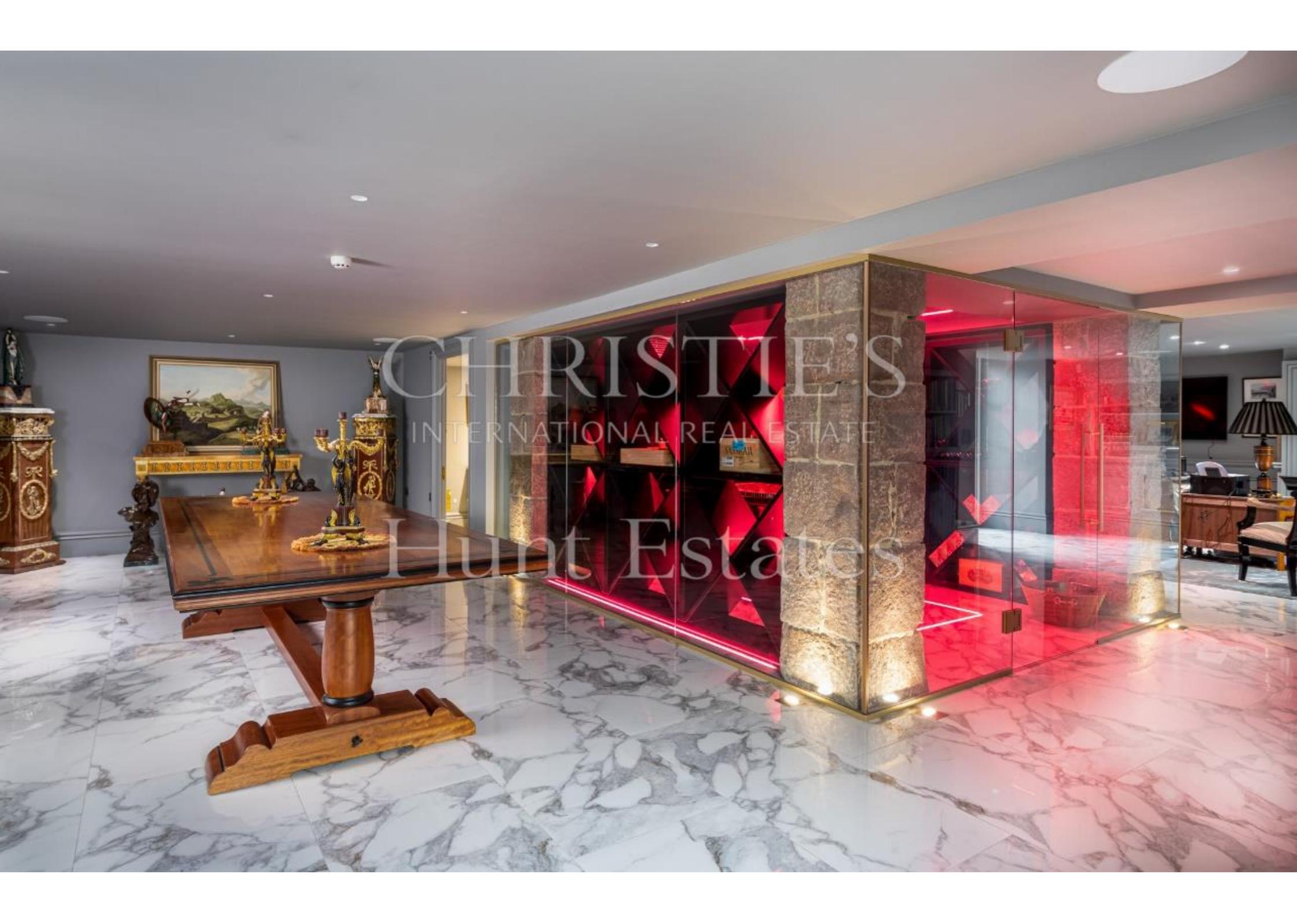
The Coach House





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FEATURES

- Luxury recently renovated manor house
- Gated entrances and driveway approaches
- Manicured landscaped grounds
- Notable Kitchen garden and outdoor dining facilities
- Integrated speaker system
- Possible Turn-Key option
- 11,500 sq. ft of accommodation (including guest and staff areas)

INFORMATION

- Grade 4 Listed
- Air Source Heat Pump for main house
- Air Conditioned in the main living spaces and main bedroom
- Wolfe Range cookers (gas bottles)
- Mains water and drains
- Borehole for watering the garden
- Secure entry gates
- Garaging for 6 cars
- 10 parking spaces in garage courtyard plus ample onsite parking
- Freehold and Entitled/Licensed

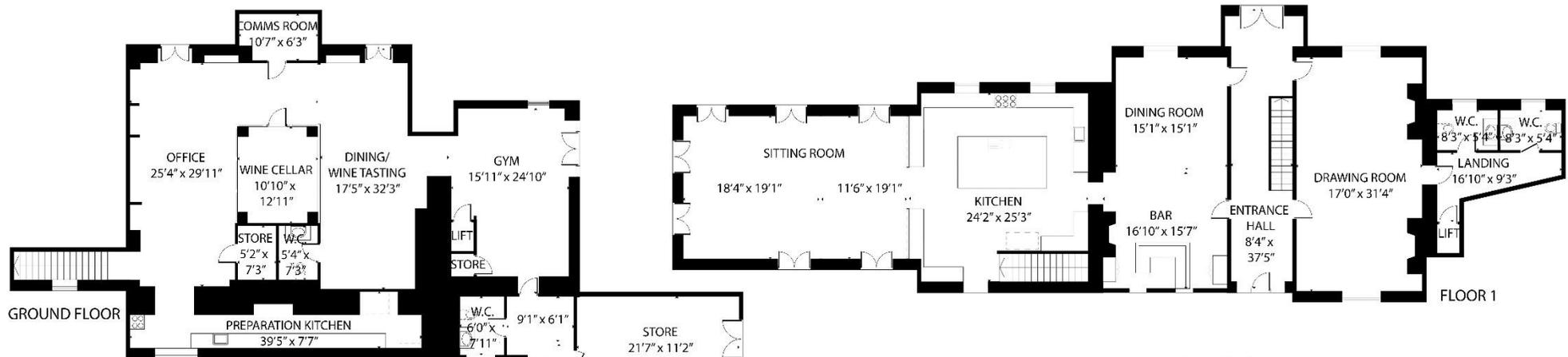


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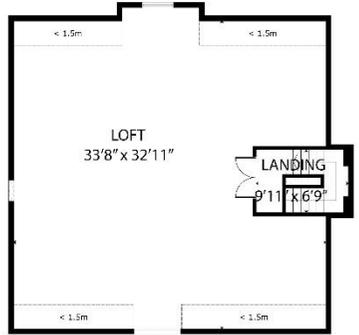
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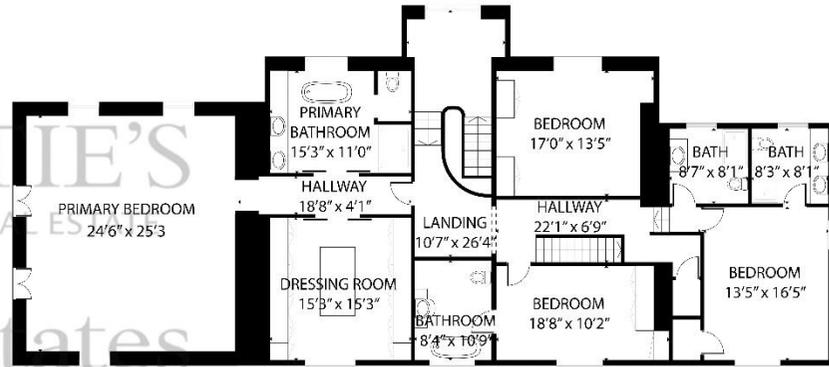


GROUND FLOOR

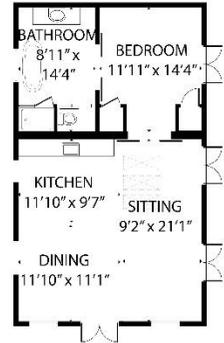
FLOOR 1



FLOOR 3



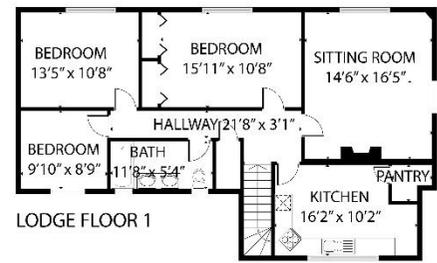
FLOOR 2



COACH HOUSE



LODGE GROUND FLOOR



LODGE FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR: 3185 sq. ft, FLOOR 1: 2925 sq. ft
 FLOOR 2: 2505 sq. ft, FLOOR 3: 997 sq. ft
 LODGE FIRST FLOOR: 1071 sq. ft
 COACH HOUSE: 772 sq. ft
 TOTAL: 11455 sq. ft

EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 141 sq. ft
 MAIN HOUSE GARAGES: 720 sq. ft
 LODGE GROUND FLOOR: 1073 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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