



THE OAST HOUSE
TITNESS PARK

BUCKINGHAMS



The Oast House

Titniss Park • Sunninghill • Berkshire • SL5 0PS

£1,250,000

Freehold

A completely unique home of great character enjoying spacious living accommodation and a private walled courtyard garden in a stunning, idyllic private estate location.



- | | |
|--|----------------------------------|
| • UNIQUE CHARACTER HOME | • THREE/FOUR DOUBLE BEDROOMS |
| • ON THE EDGE OF WINDSOR GREAT PARK | • LOVELY ENTERTAINING SPACE |
| • ASCOT HIGH STREET 1.5 MILES DISTANT | • IDYLIC PRIVATE ESTATE LOCATION |
| • SUNNINGDALE RAIL STATION 1 MILE APPROX | • COUNCIL TAX BAND G |

RECEPTION HALL • DRAWING ROOM • SITTING/DINING ROOM • KITCHEN/BREAKFAST ROOM • CIRCULAR STUDY/GROUND FLOOR BEDROOM • UTILITY & SHOWER ROOM • MASTER BEDROOM WITH EN SUITE BATH & SHOWER ROOM PLUS DRESSING ROOM • TWO FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • WALLED COURTYARD GARDEN • DETACHED DOUBLE GARAGE PLUS PARKING

Description

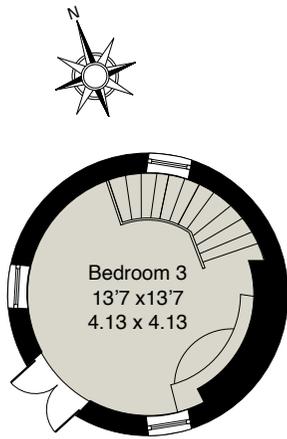
The Oast House is a truly superb opportunity; forming part of the Titniss Park estate and being surrounded by Green Belt fields and woodland this is a wonderful location which is almost impossible to replicate in the local area.

The property itself is a highly individual character home, with two lovely circular rooms in the 'oast' section and with reception rooms providing excellent space for family living & entertaining alike. In our opinion this property absolutely is a 'must see'.

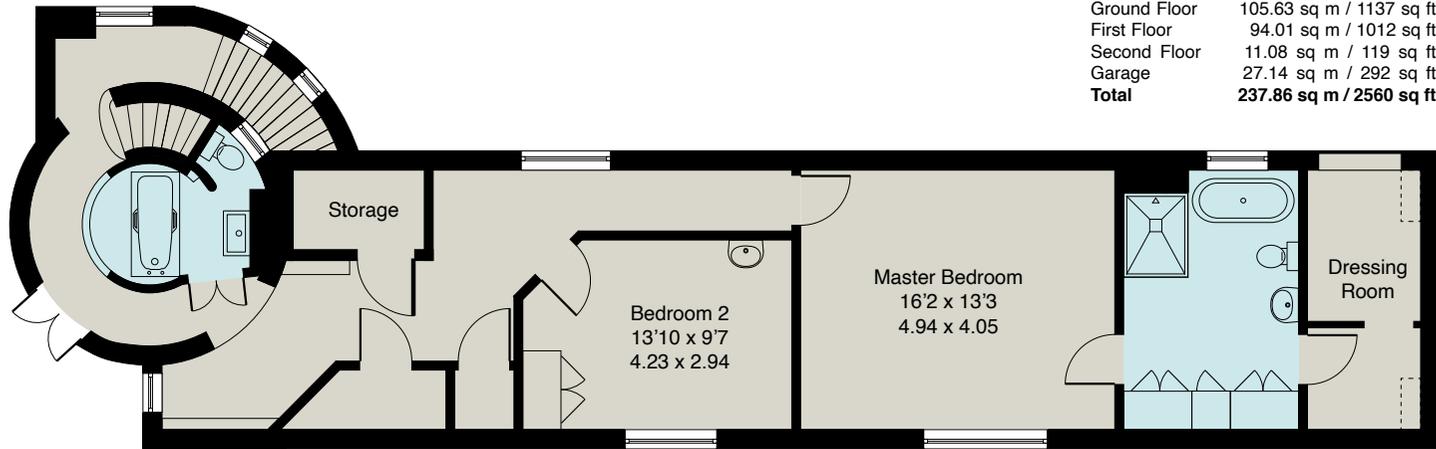
Directions

From our offices on Station Approach, Virginia Water, turn left onto Christchurch Road and at the roundabout take the 3rd exit to continue toward the junction with the A30 London Road. Turn left onto the A30 in the direction of Sunningdale, then at the traffic lights turn right into Blacknest Road (A329). After approximately 1 mile, after passing Bluebells Restaurant and Blacknest Gate Road on the right & passing Whitmore Lane on the left, turn right into the entrance to Titniss Park; follow the long private drive and The Oast House will be found on the right hand side.



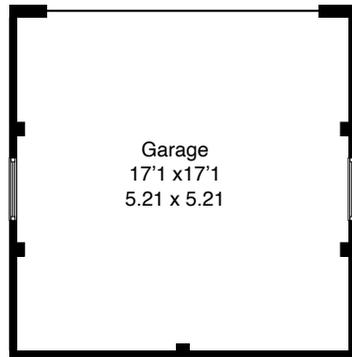


Second Floor

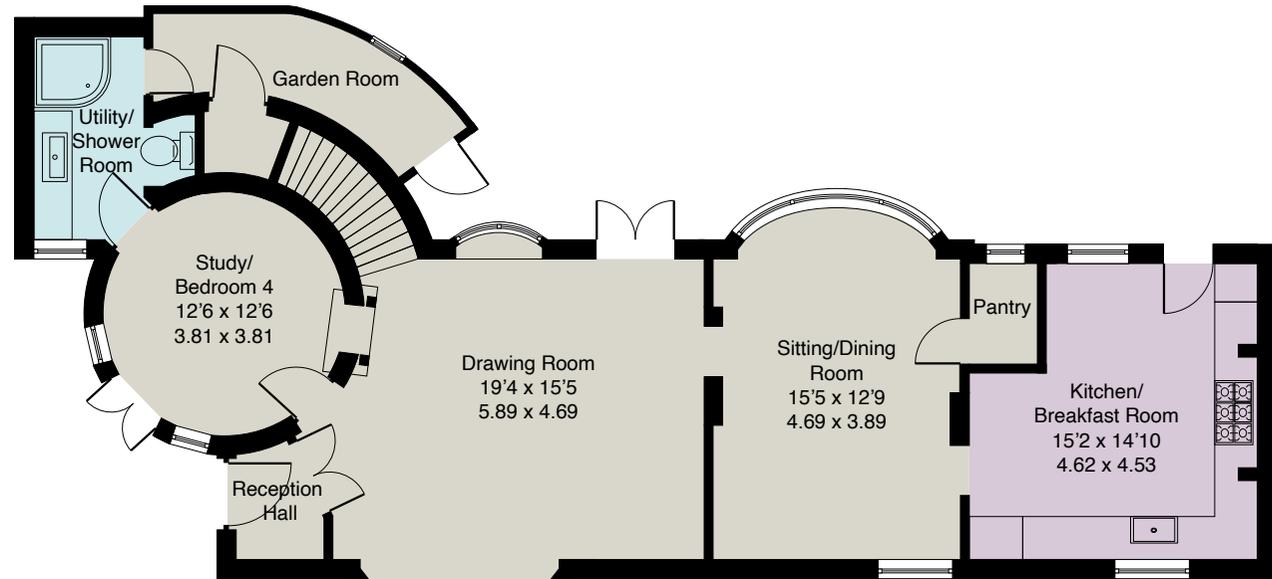


First Floor

Approximate Gross Internal Floor Area :	
Ground Floor	105.63 sq m / 1137 sq ft
First Floor	94.01 sq m / 1012 sq ft
Second Floor	11.08 sq m / 119 sq ft
Garage	27.14 sq m / 292 sq ft
Total	237.86 sq m / 2560 sq ft



Detached Garage



Ground Floor

EPC: D56.

Important Notice
 These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: TOHB011502243 HPI ©2024 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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