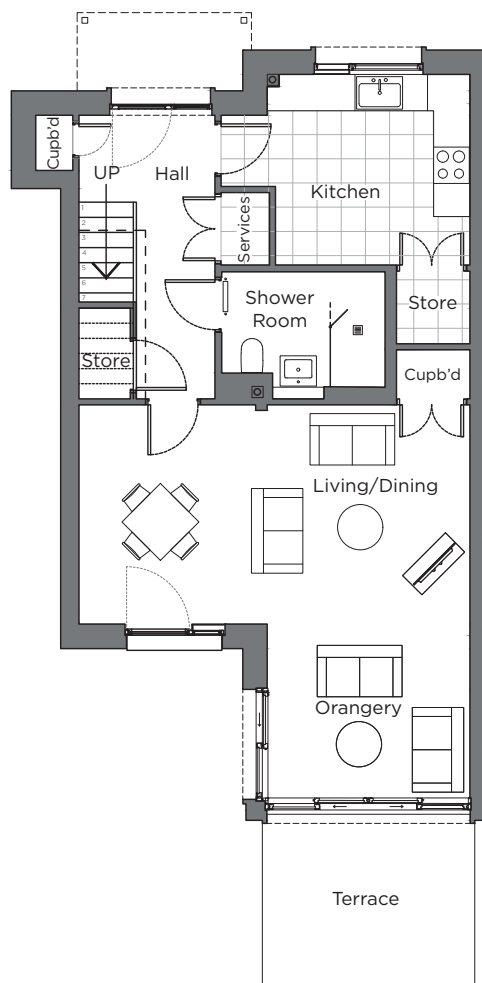
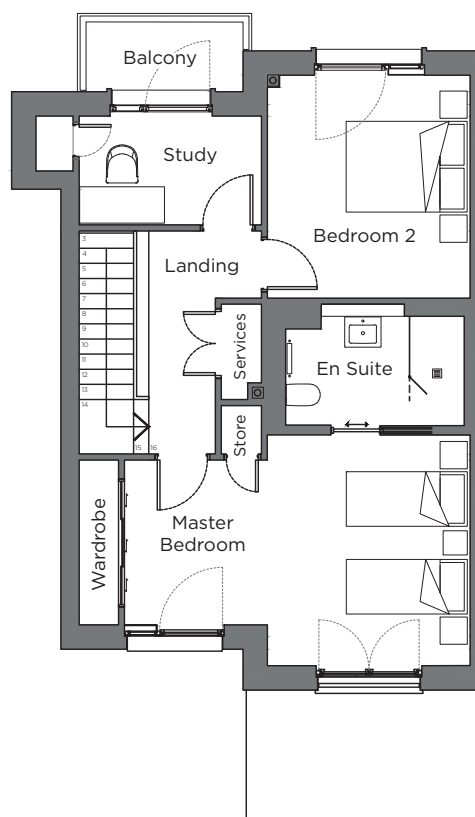


# Audley Sunningdale Park

Block C  
Cottage  
Plot 45 (C01)



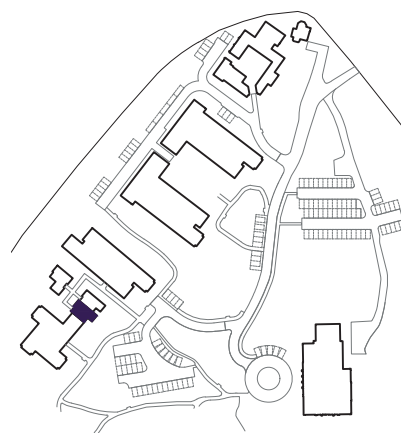
Ground Floor



First Floor



Internal Measurements	Metric (m)	Imperial (ft)
Living / Dining Room	6.47 x 3.63	21'2" x 11'11"
Kitchen	4.12 x 3.15	13'6" x 10'4"
Orangery	3.36 x 2.87	11'0" x 9'5"
Master bedroom	5.72 x 3.82	18'9" x 12'6"
Bedroom 2	3.69 x 3.36	12'1" x 11'0"
Study	3.01 x 1.80	9'11" x 5'11"
Terrace (approx.)	3.51 x 2.85	11'6" x 9'4"
Balcony (approx)	2.60 x 1.15	8'6" x 3'9"



Audley Sunningdale Park  
Silwood Road,  
Ascot, Berkshire SL5 0QD  
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These floor plans are illustrative and for marketing purposes only. Maximum measurements are shown with longer dimensions quoted first. Dimensions are quoted for the main area of the room only. Built-in wardrobes not included in the overall room dimensions. Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot. All details should be checked at the Sales Office.  
06/05/2020

025011



# Audley Sunningdale Park

Block C  
Cottage  
Plot 45 (C01)



## 2 bedroom cottage

One of only nine cottages in the village, this 1,356 sq. ft. property is split over two floors with two double bedrooms and study.

The unique living/dining room has an orangery, with floor to ceiling windows on the two south-facing sides and a full width glass lantern roof, leading to the terrace.

The large fully equipped SieMatic kitchen has Corian worktops, integrated appliances and a walk-in cupboard.

The master bedroom has a luxury Villeroy & Boch en suite shower room, double built-in wardrobes and has a vaulted ceiling with full-height windows and a Juliet balcony.

The study is on the first floor and has a built-in cupboard and access to a balcony.

Property specifications:

- One of only nine cottages in the village
- Unique orangery living room
- High vaulted ceiling and floor to ceiling windows in the master bedroom
- Additional downstairs shower room and WC

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