

Eastways

Titlarks Hill, Sunningdale, Berkshire



A spectacular new build **luxury residence** in Sunningdale's most sought-after address, due for completion in Q4 2025.

Summary of accommodation

Lower Ground Floor: Lobby | Gym | Spa | Sauna | Steam room | Shower room with WC | Three plant rooms

Ground Floor: Reception hall | Drawing room | Dining room | Library | Study | Media/playroom | Cloakroom | Kitchen with dining area and family room | Pantry | Prep kitchen | Two WC's | Attached quadruple garage | Separate garage

First Floor: Principal bedroom with lobby, his and hers dressing rooms and en suites and balcony | Four further bedroom suites (three with dressing rooms) | Laundry

Annexe (above garage) comprising kitchen, two bedrooms and bathroom

Second Floor: Games and entertainment room | Living room | Apartment | Two WC's

In all approximately 1.2 acres

Distances

Sunningdale 0.8 miles (Waterloo from 51 minutes by rail), Ascot 4 miles, M3 (Junction 3) 5 miles

M25 (Junction 11) 7 miles, Heathrow Airport 9.5 miles, London 26.5 miles

(All distances and times are approximate)



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Situation

Situated on a 1.2 acre regular shaped plot, this brand-new luxury home is sited away from its immediate neighbours on Titlarks Hill, the most exclusive road in Sunningdale, adjacent to Sunningdale Golf Club. The property will be finished to an exception standard with full home automation systems, air conditioning and a passenger lift to all floors. It is the sixth project to be completed on this road by the bespoke developer.

This large imposing and impressive stately residence comprising of 15,656 sq ft approx of habitable space is accessed by a private and exclusive road and backing on to one of the UK's most famous golf courses, the Sunningdale Golf Club, with pedestrian gated access, and has all the features and amenities of a modern manor house. These include a lift to all three floors, ceiling heights in excess of 3.1 metres and fully air-conditioned.

On the lower ground floor running out into the rear garden to a heated 15 metre swimming pool with running depth, there is a leisure rejuvenation haven consisting of a gym, spa, hammam and Norwegian sauna with a treatment/massage room.

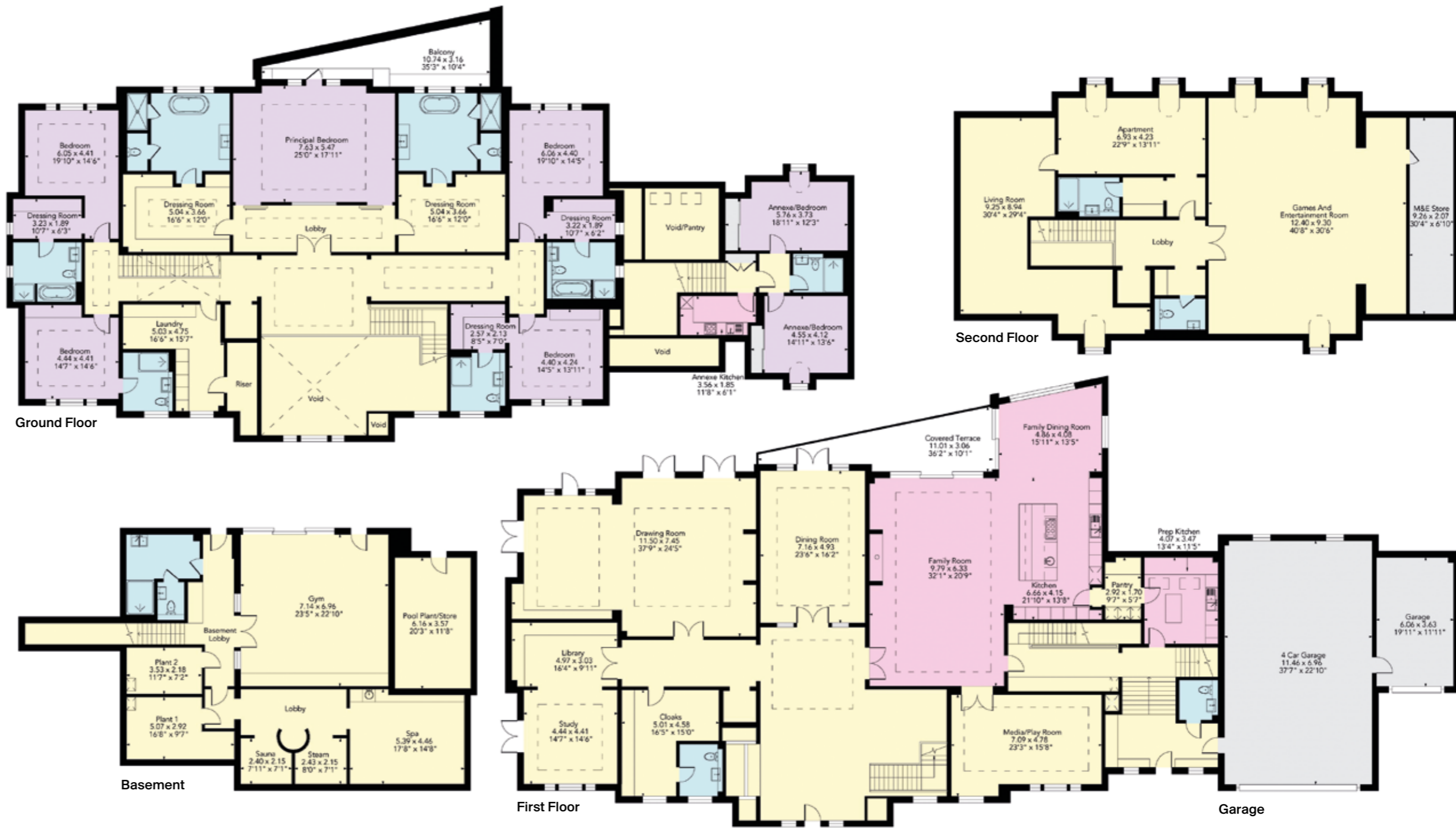
For the ground floor there is a grandiose entrance with pillars from ground level extending to the top of the building, leading into a statuesque helical staircase. It is defined by an enormous kitchen, breakfast and living area, a state drawing room with connected piano acoustic room, and a full-service dining room.

The middle floor has a grand principal bedroom suite including a lobby and dedicated lounge area, two dressing rooms and two en suite bathrooms and a balcony overlooking the manicured gardens and Sunningdale Golf Club, plus four well-proportioned en suite bedrooms plus a linen and laundry processing area.

The top floor has an entertainment centre with a champagne and fine wine tasting bar, an immersive cinema, and a large room with en suite bathroom and dressing area which can be used as a meditation centre or a bedroom suite for a live-in au pair. At the side of the house there is integral above ground garaging for five cars with a self-contained independent two bedroomed staff flat above.

Approximate Gross Internal Floor Area
House - 1351.57 sq m - 14548 sq ft
Garage - 102.95 sq m - 1108 sq ft
Total - 1454.52 sq m - 15656 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Location

Eastways is perfectly located on Titlarks Hill, one of the most highly regarded and exclusive residential roads in Sunningdale.

Commuter links are excellent with fast access to London, the M25 and Heathrow and Gatwick airports.

Sporting facilities in the area are numerous and include racing at Ascot and Windsor, polo at Smith's Lawn, Windsor Great Park and the Royal County of Berkshire Polo Club. Golf can be enjoyed at the adjacent Sunningdale Golf Course, we well as Wentworth and many other renowned championship courses in the area.

Schooling is exceptional with many renowned independent schools and also two nearby international schools.

Property information

Tenure: Freehold

Local Authority: Royal Borough of Windsor and Maidenhead

Council Tax: TBC

EPC Rating: Predicted (subject to change).



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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