

THE SPINNEY

OAKWOOD LODGE & FOXSIDE HOUSE

DEVENISH LANE, SUNNINGDALE



THE SPINNEY

An exceptional development of two homes, Oakwood Lodge and Foxside House, on an exclusive, private lane in Sunningdale. Each plot is a unique design over 7,500 square foot, with 5/6 bedrooms, combining spacious family living with the finest specification. The Spinney is positioned with a South facing garden and a large private estate to the rear offering privacy whilst remaining close to local amenities and transport links.



LOCATION

The Spinney is situated within a highly desirable private cul-de-sac, conveniently located for the local amenities and transport that Sunningdale has to offer. Far enough from London to offer parks and forests, horse racing and polo, internationally renowned golf courses and country spa hotels, it also has great transport links into London for work and pleasure. The area boasts some excellent schools, whether you are looking for a state, private or international educational experience.

Ascot and the surrounding areas are well known for all the right reasons: they feature heavily on the social calendar. For your leisure time, the Ascot area is spoilt for choice with world-class golf courses such as Wentworth to the spas and restaurants of hotels such as Cowarth Park and Pennyhill Park, where the England rugby squad train.

Runners and walkers have endless possibilities: a quick turn around the lake or the racecourse before breakfast is a popular option, no matter the weather. So whatever you're looking for, Ascot has it. If you need access to London or the airports but want more out of life than a big city or a small town can give you, we look forward to welcoming you.



LOCATION

Sunningdale - London Waterloo (~45mins)
M3 (J3 ~5mins)
M4 (J6 ~15mins)
M25 (J3 ~ 5mins)
Heathrow Airport (~25mins)

PREPARATORY SCHOOLS

Sunningdale Boys
Hall Grove
Papplewick

SECONDARY SCHOOLS

Eton
St Mary's Ascot
St. George's Ascot
The Marist
LVS
AGS Egham (International)
TASIS in Thorpe (International)
Charter's Secondary (Academy Status)

GOLF

Wentworth, Sunningdale, the Berkshire

HEALTH, SPA & TENNIS

Wentworth, Foxhills, David Lloyd Royal Berkshire,
Pennyhill Park, Cowarth Park

SOCIAL CALENDER

Royal Windsor Horse Show
Royal Ascot Races
PGA Championship at Wentworth
Cartier International Polo at Smith's Lawn
Henley Royal Regatta



THE SITE

The properties sit on a private cul-de-sac surrounded by mature trees, with a private estate to the rear ensuring privacy and minimal noise pollution. Oakwood Lodge to the West side of the plot, and Foxside House to the East, both benefit from south facing gardens. Each property has been uniquely designed both inside and out to create two distinct, luxurious homes.



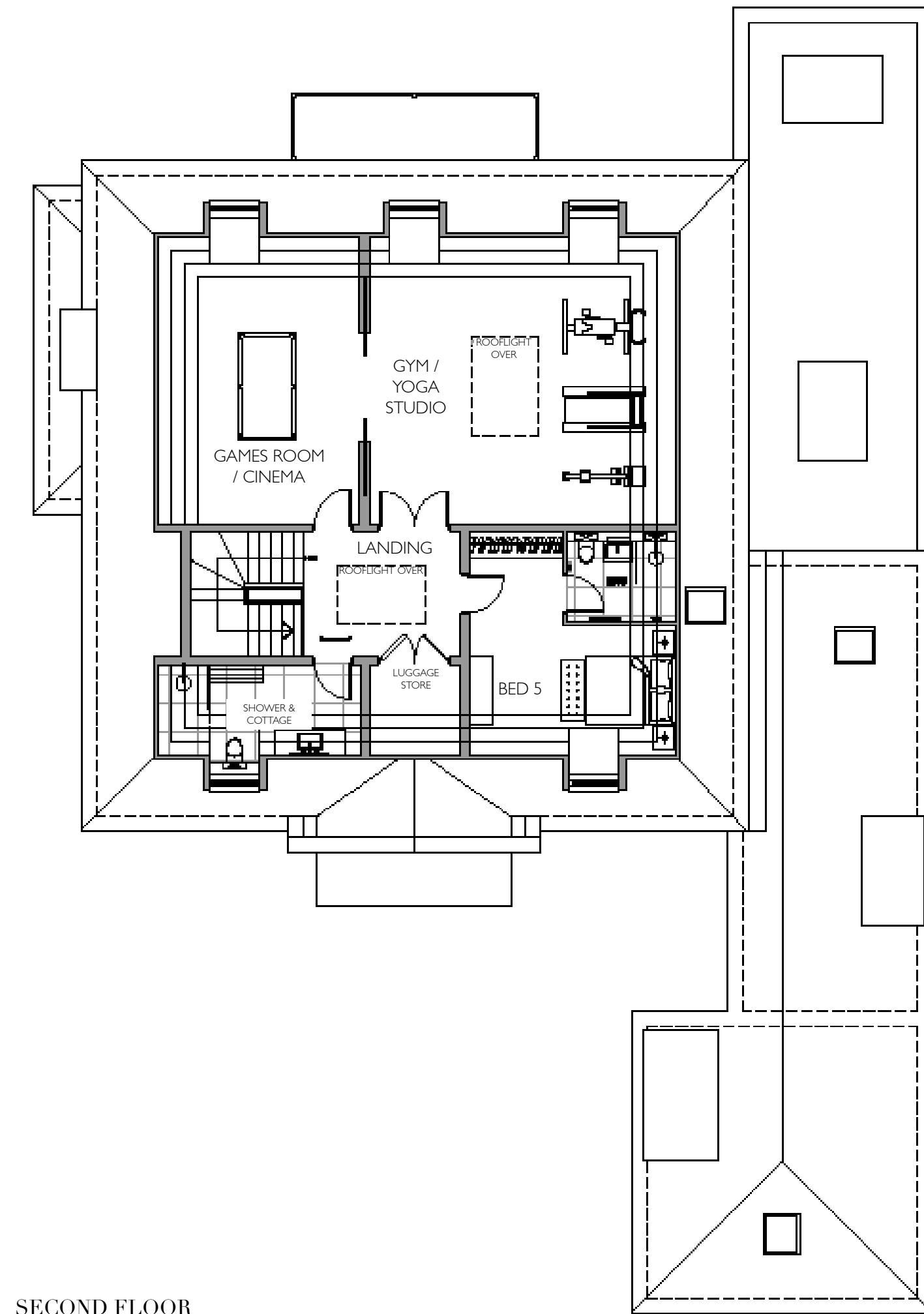
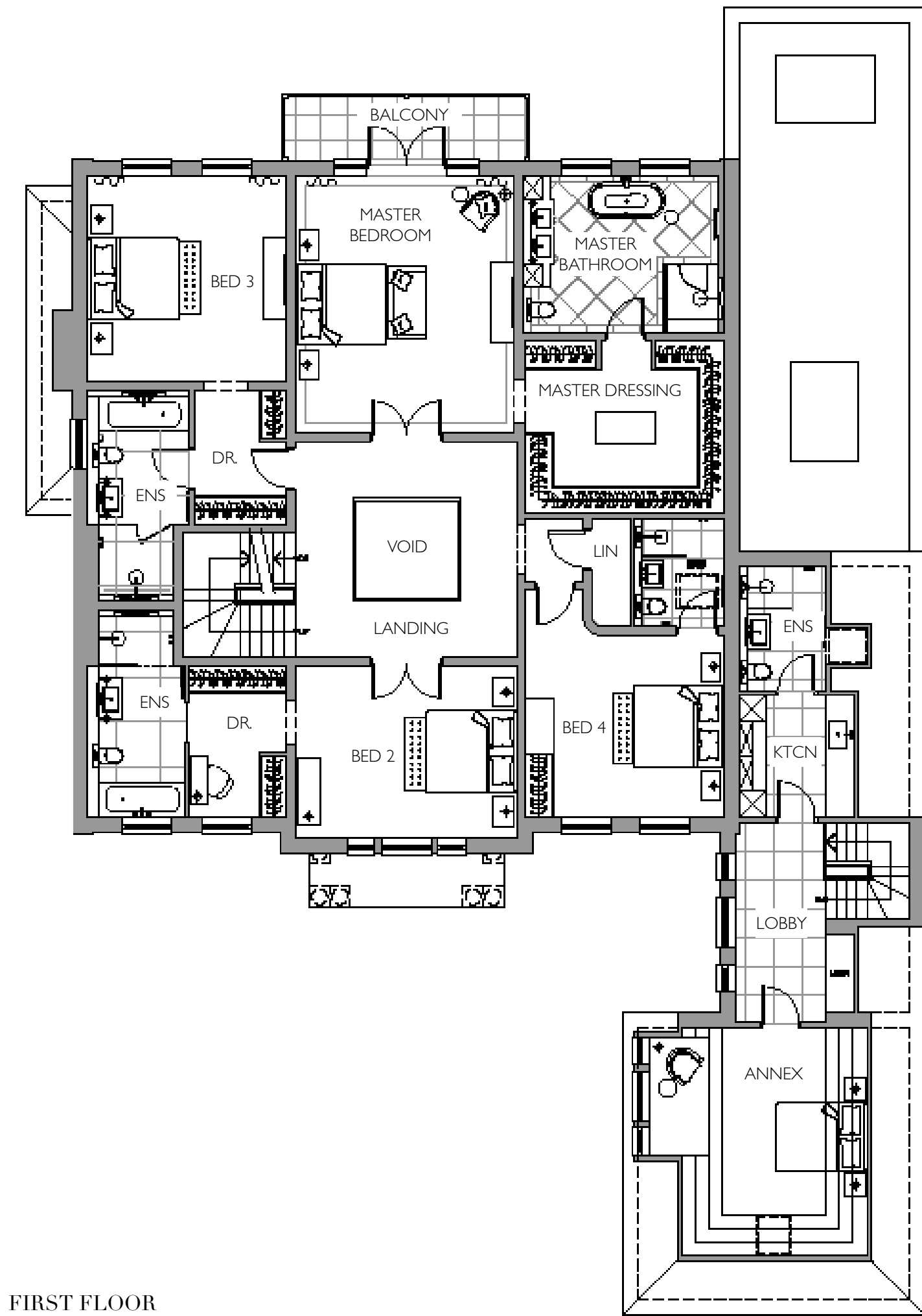
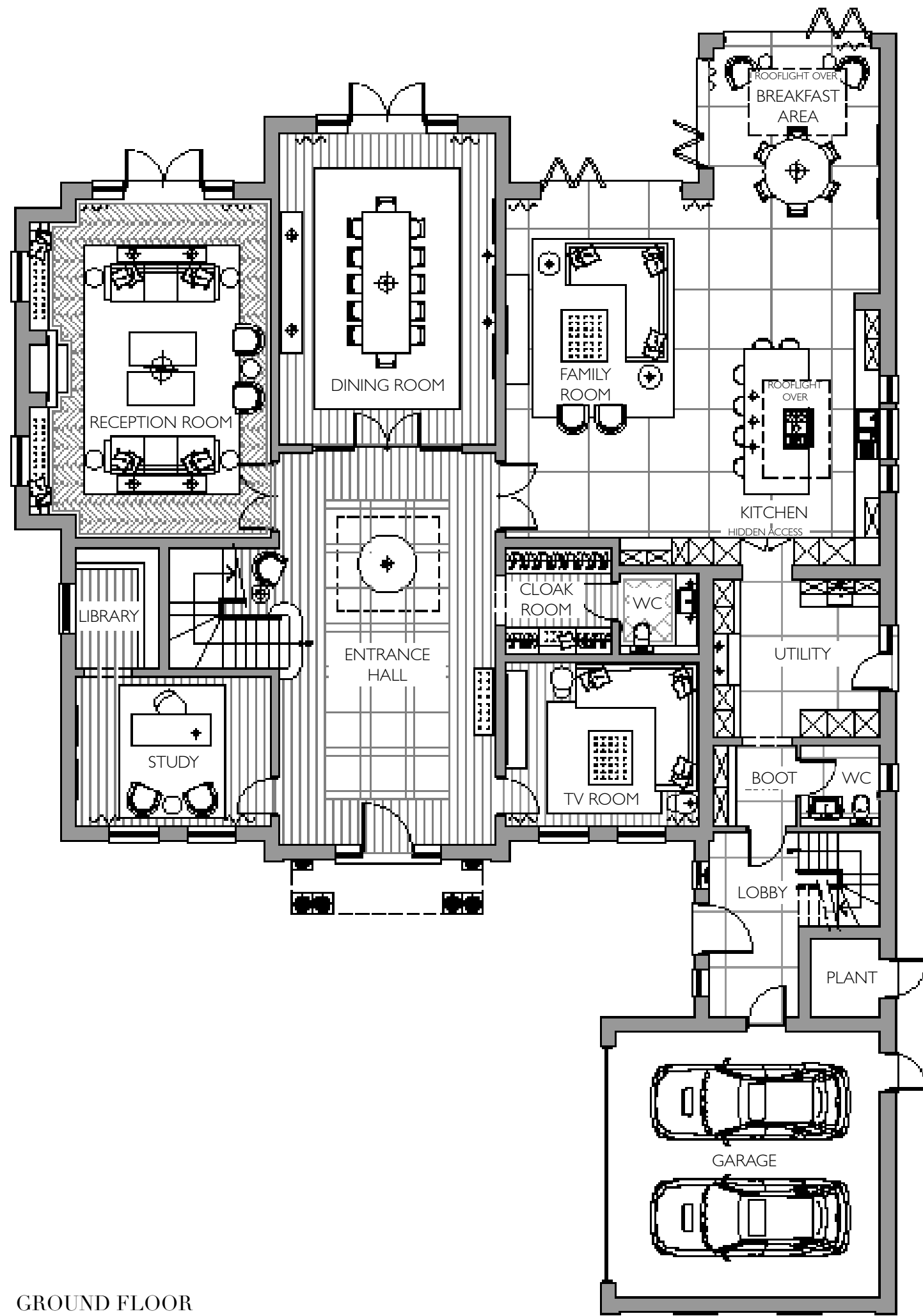
OAKWOOD LODGE

Oakwood Lodge is set over 7,500 sqft and sits on 1/2 acre of beautifully landscaped gardens surrounded by mature trees, giving a unique opportunity to purchase a private property on a cul-de-sac close to the local amenities and the transportation links of Sunningdale.

Luxurious, classical elegance is the design scheme for this property, set apart by it's attention to detail using the finest finishes and fixtures, from traditional panelled walls to intricate built-in joinery throughout.







OAKWOOD LODGE FLOORPLANS

FIRST FLOOR

Approximate Floor Area
XXX sq m / XXXXX sq ft

Master Bedroom
4.85 m x 5.69 m / 15'11" x 18'8"

Master Ensuite
4.45 m x 3.47 m / 14'7" x 11'5"

Master Dressing Room
4.40 m x 3.80 m / 14'5" x 12'6"

Bedroom 2
4.90 m x 3.80 m / 16'1" x 12'6"

Bedroom 3
4.40 m x 4.55 m / 14'5" x 14'11"

Bedroom 4
4.40 m x 4.03 m / 14'5" x 13'3"

SECOND FLOOR

Bedroom 5
4.58 M x 4.94 M / 15'0" x 16'3"

Games Room / Cinema
4.46 m x 6.34 m / 14'8" x 2'-10"

Gym / Yoga Studio
6.76 m x 6.34 m / 22'2" x 20'10"

GROUND FLOOR

Kitchen / Living
8.51 m x 7.70 m / 27'11" x 25'3"

Breakfast Area
3.77 m x 5.56 m / 12'4" x 18'3"

Utility
3.77 m x 3.56 m / 12'4" x 11'8"

TV Room
4.40 m x 3.70 m / 14'5" x 12'2"

Entrance Hall
4.90 m x 8.87 m / 16'1" x 29'2"

Dining Room
4.90 m x 7.07 m / 16'1" x 23'3"

Drawing Room
5.45 m x 7.70 m / 17'11" x 25'3"

Study
4.40 m x 3.35 m / 14'5" x 11'0"

SPECIFICATION

KEY FEATURES

- Exclusive private cul-de-sac
- Each property ~7,500 square foot
- South West facing gardens
- Executive gated property
- 10 years insurance back warranty with Build Zone
- Interiors designed by an acclaimed London designer

GENERAL

- Underfloor heating throughout
- Air conditioning in key rooms
- Coffered ceilings in key rooms
- Spacious bespoke Kitchen design and Utility
- Bespoke joinery design in key rooms including walk-in Master Dressing Room
- Gessi Master Ensuite Bathroom Sanitaryware

SECURITY & SAFETY

- Colour video entry via control 4
- CCTV pre wire to 4 corners of house back to comms area





ENQUIRE

thespinney@bearroc.co.uk
01344 296205
www.thespinneydevenishlane.com

FOXSIDE HOUSE COMING SOON

Foxside House is the second plot to be completed as part of The Spinney development. A contemporary design places emphasis on striking materials and intricate detailed finishes to make this a distinctive development.

Further details coming soon...



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