

Updown Court

WINDLESHAM • SURREY



Updown Court

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Farnborough airport 13 miles, Central London 29 miles, M3 (Junction 13) 5 miles, Heathrow airport 15 miles. (Distances approximate)

A spectacular mansion of unparalleled scale

Principal Mansion extending to just under 50,000 sq ft (4,500 sq m).

Spectacular entrance hall/salon, study, library, family room, dining room, main indoor pool (one of five).

Master bedroom suite with private indoor pool.

First floor: 8 substantial bedroom suites set off the principal landing.

Second floor: Expansive gallery with balcony terrace featuring a raised outdoor “Infinity” swimming pool and two substantial private penthouse apartments.

Extensive commercial kitchens, 2 plant rooms, wine cellar, squash court, cinema.

Security lodge, 2 courtyard buildings comprising 9 staff/guest bedrooms, estate manager’s office, stables, laundry.

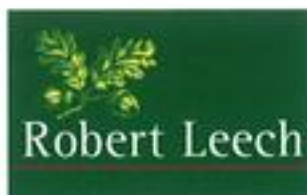
All weather sports surface including tennis court, 2 outdoor heated swimming pools, landscaped grounds with lake and extensive mature woodland.

Helipad.

In all about 58.23 acres (23.566 acres)

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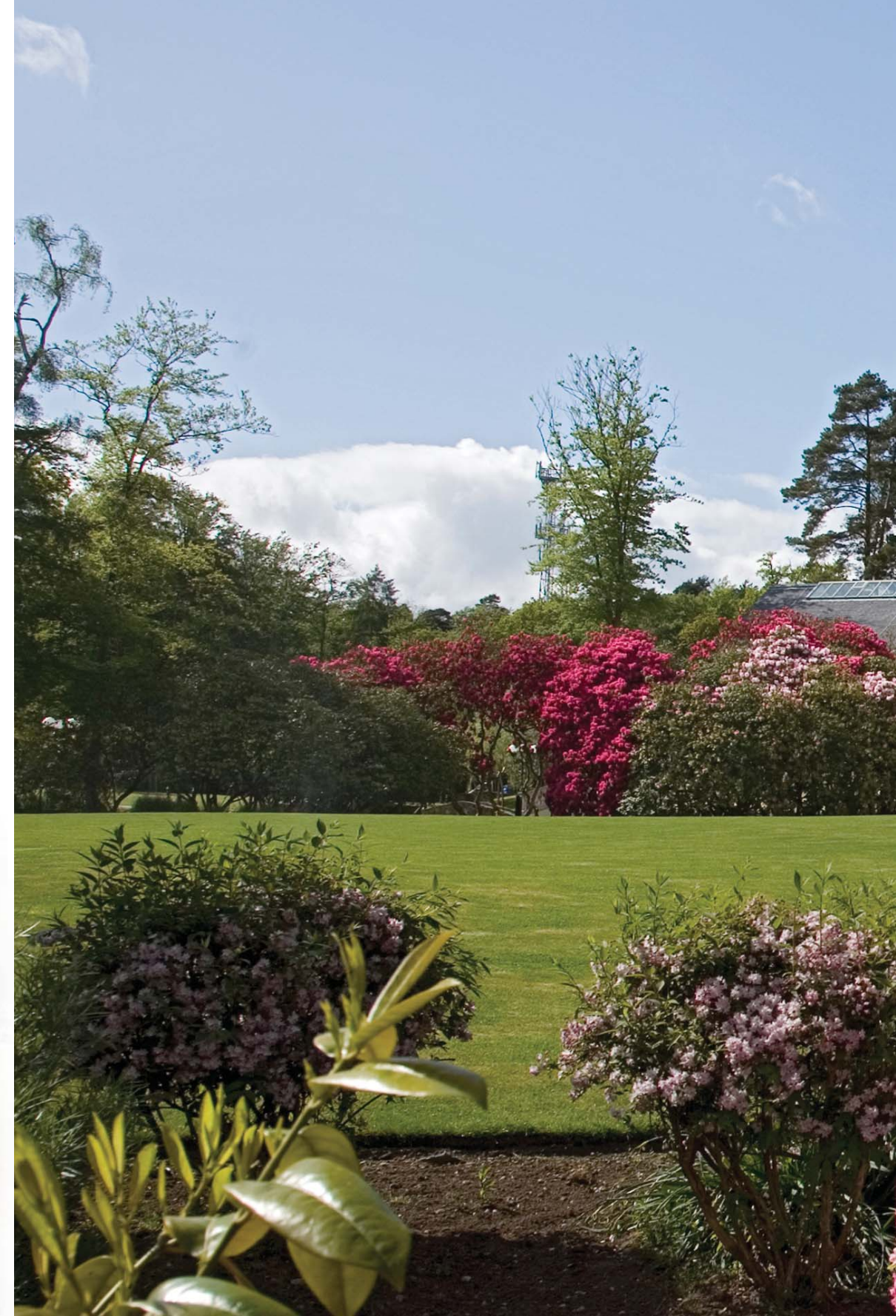




Situation

Updown Court occupies a sheltered location surrounded by landscaped gardens and mature private woodland. The property is only 28 miles from Central London, being close to the M3 (Junction 3), M25 (Junction 13) and from the M25, the M4 (at Junction 4B), allowing for rapid access by car to Heathrow Airport and the West End.

There are local shopping facilities in Windlesham and Sunningdale with larger centres at Windsor, Camberley, Woking and Guildford. The local area has a large range of schools for all ages including Eton College and St Mary's School, Papplewick School, Hurst Lodge and St. George's at Ascot. St John's Beaumont at Old Windsor, Lambrook Haileybury at Winkfield Row and Woodcote House in Windlesham Village. Sporting facilities in the area include golf at Wentworth, Foxhills, Queenwood and Sunningdale, racing at Ascot, Windsor, Kempton, Sandown Park and Epsom, polo at Smith's Lawn, The Great Park and The Royal County of Berkshire Polo Club.

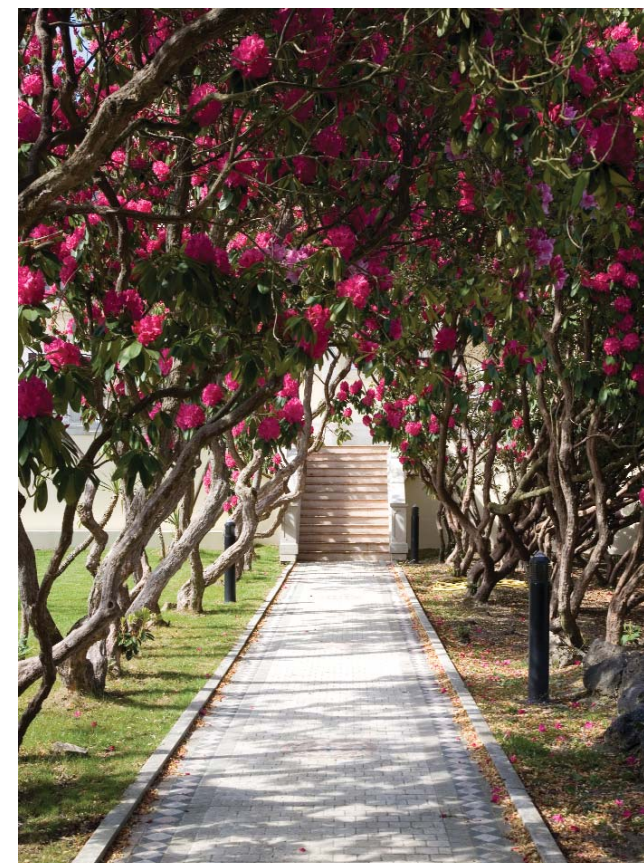




Description

Standing in approximately 58 acres, Updown Court was conceived and planned as a spectacular mansion of unparalleled scale and luxury. The house extends to just under 4,500 sq m (50,000 sq ft) and has accommodation arranged over 4 floors. The house stands in a slightly elevated position with south facing views over the formal gardens and a lake which are framed by mature woodland to offer extensive privacy. Elsewhere in the grounds there is a security lodge adjacent to the magnificent entrance gates, two exceptional staff/guest houses and an estate office adjoining the garage complex. Beyond this is a stable block set close by wrought iron gates which allows for access to secluded bridleways. The house benefits from extensive wooded gardens and grounds within which are two swimming pools and an all weather sports surface. Updown Court has extensive security provision.





The Approach

The property is approached through large ornamental wrought iron gates mounted on high stone piers with further piers and splays to each side. The drive descends towards the house and is guarded by low brick walls. The drive then splits into three directions. To the right, it descends to the underground parking and to the centre it widens under the porte-cochère into a large turning area with marble paving. The third element continues round to the staff/guest accommodation, manager's area and secondary garaging.





Luxury Accommodation

Updown Court includes the main house, built on a palatial scale over four floors; a security lodge, two staff/guest houses, comprising nine bedroom/bathroom suites in total and a separate manager's office. There is underground garaging for at least eight cars and a helipad for private landings.



Main House

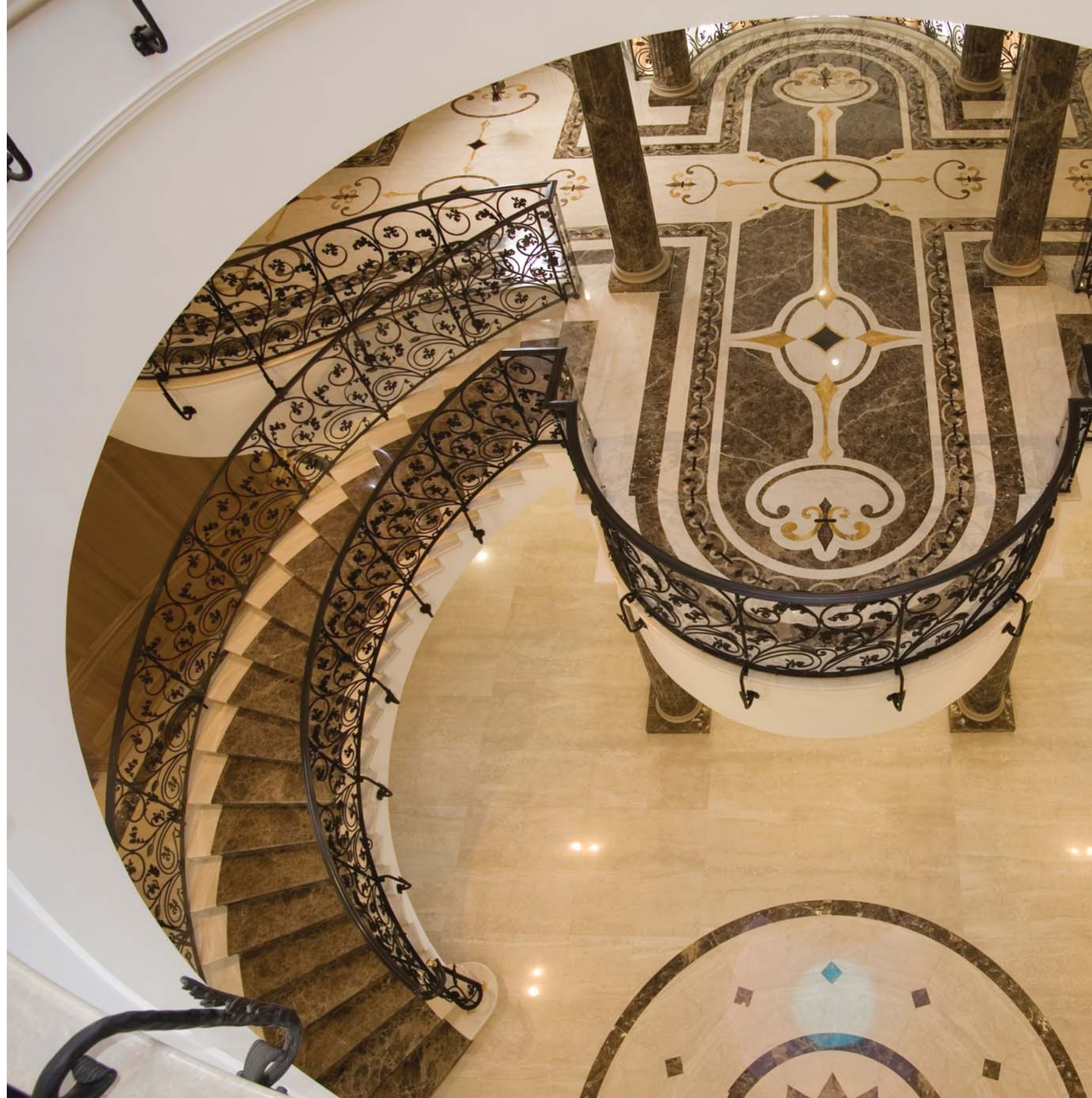
The main house has been organised on a scale to allow for ambassadorial entertaining as well as conventional private family living. On the ground floor, there is a triple height reception area with marble flooring and French doors leading onto an extensive terrace overlooking the gardens.

The Ground Floor, surrounded by wide marble terraces providing access to the gardens, incorporates a grand hallway, a sunken reception area, as well as bar and dining areas.

The East Wing holds the Master-bedroom Suite consisting of a sitting area, bedroom and bathroom, a limed oak corridor between the bedroom and the bathroom, direct access to the East Wing pool balcony and the glass lift to the pool area. There are two powder rooms, conference room and library/reading room.

The West Wing, at ground floor level, includes a cherry panelled office, open plan breakfast room and kitchen, private sitting room, two further powder rooms and the banqueting hall. There is also access to the West Wing pool, designed on a Roman theme with marble pillars and which provides a beauty salon, sauna and male and female dressing rooms.

The First Floor incorporates eight bedroom/bathroom suites. Each is individually designed with balcony access.



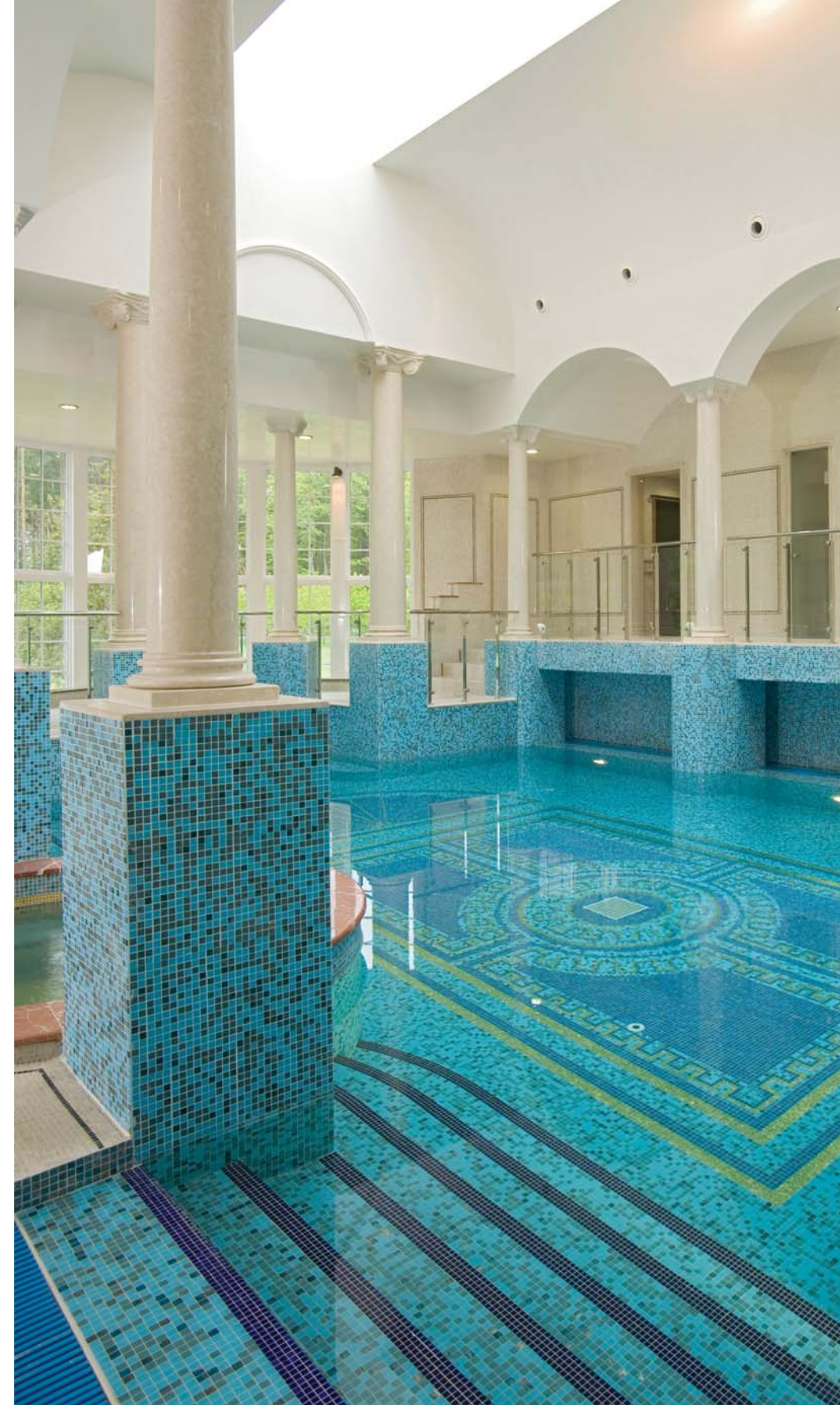




The Penthouse floor is divided into two suites, each comprising of two bedrooms, a bathroom, a shower room and a powder room, dressing room and a walk through sitting/dining room. There is a terrace with infinity pool and central leisure/reception area. There are also a further three balconies/terraces, including the large terrace over the port-cochère.

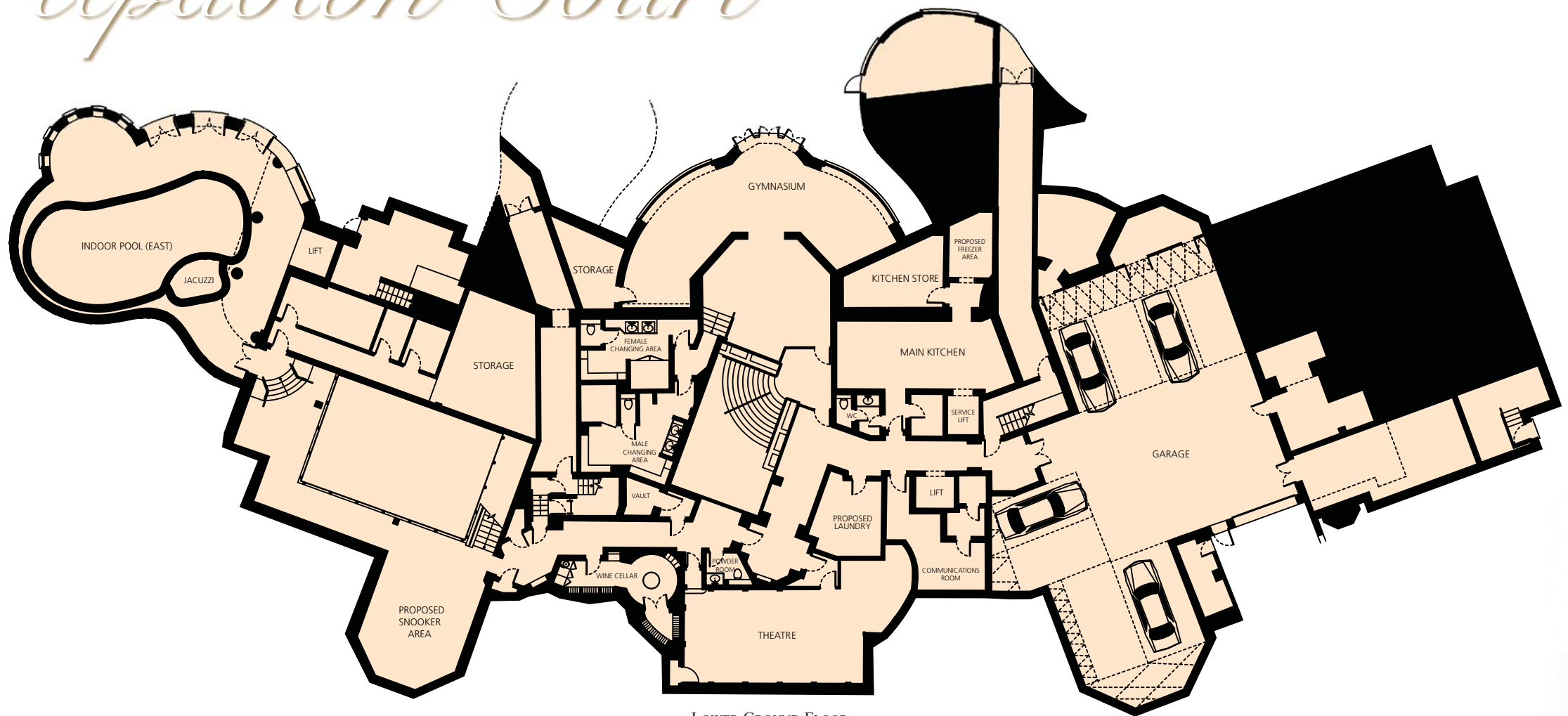
The Basement of the property includes an underground garage, which can hold up to eight luxury cars, various store rooms and the industrial kitchen with areas reserved for cold rooms, freezer rooms and a wash room. A corridor leading from the garage accesses a glass lobby which leads into the bowling alley and the gymnasium area. Close by are the male and female changing rooms, the cinema and the wine cellar. There is also a walk in strong room/safe, a billiard/snooker area and a squash court.

The principal lift has been designed to service all floors and there is separate lift to connect the industrial kitchen with the breakfast room.

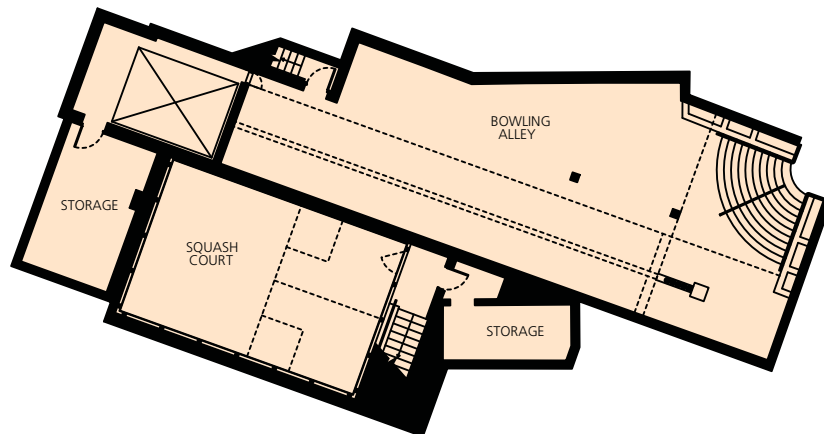


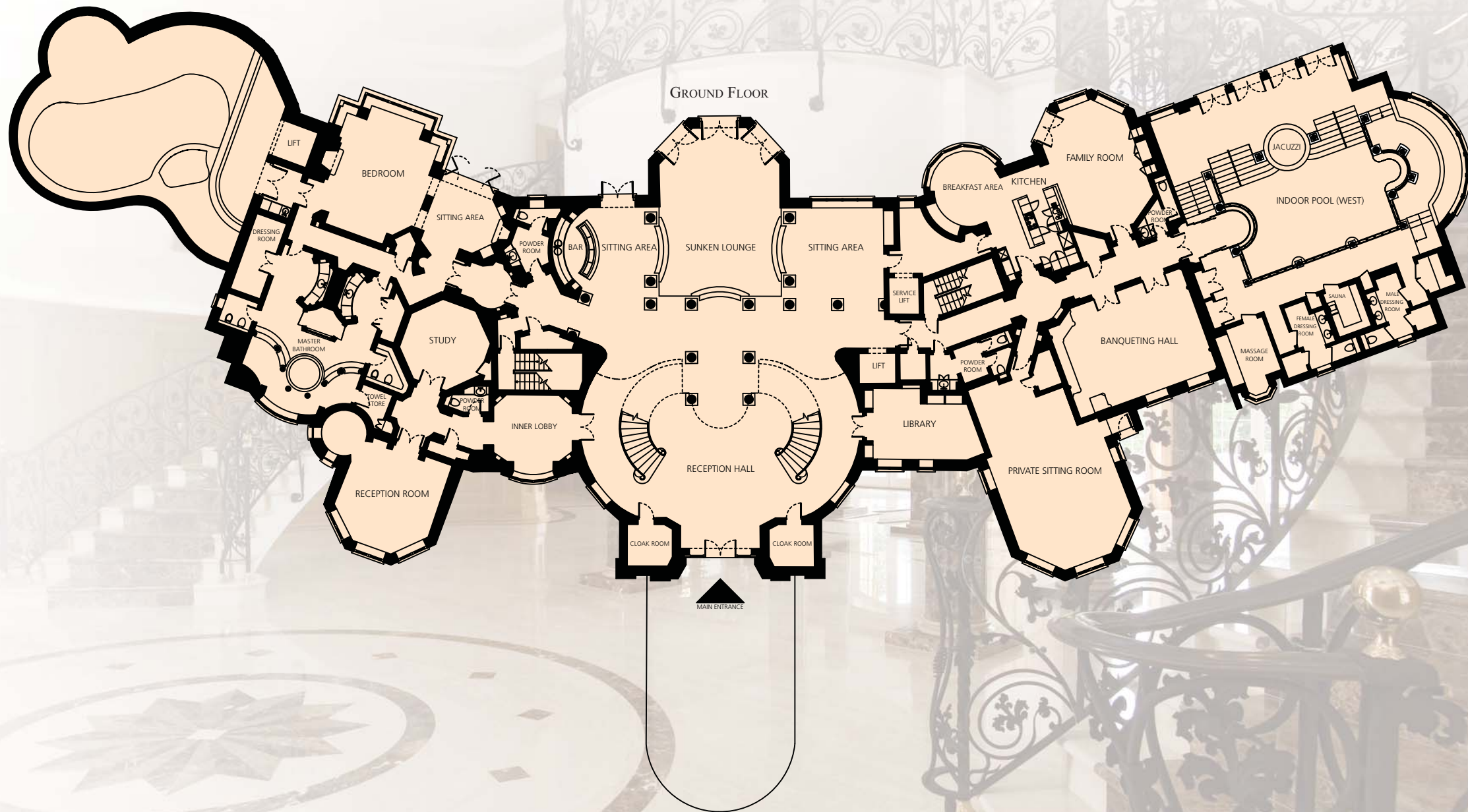


Updown Court

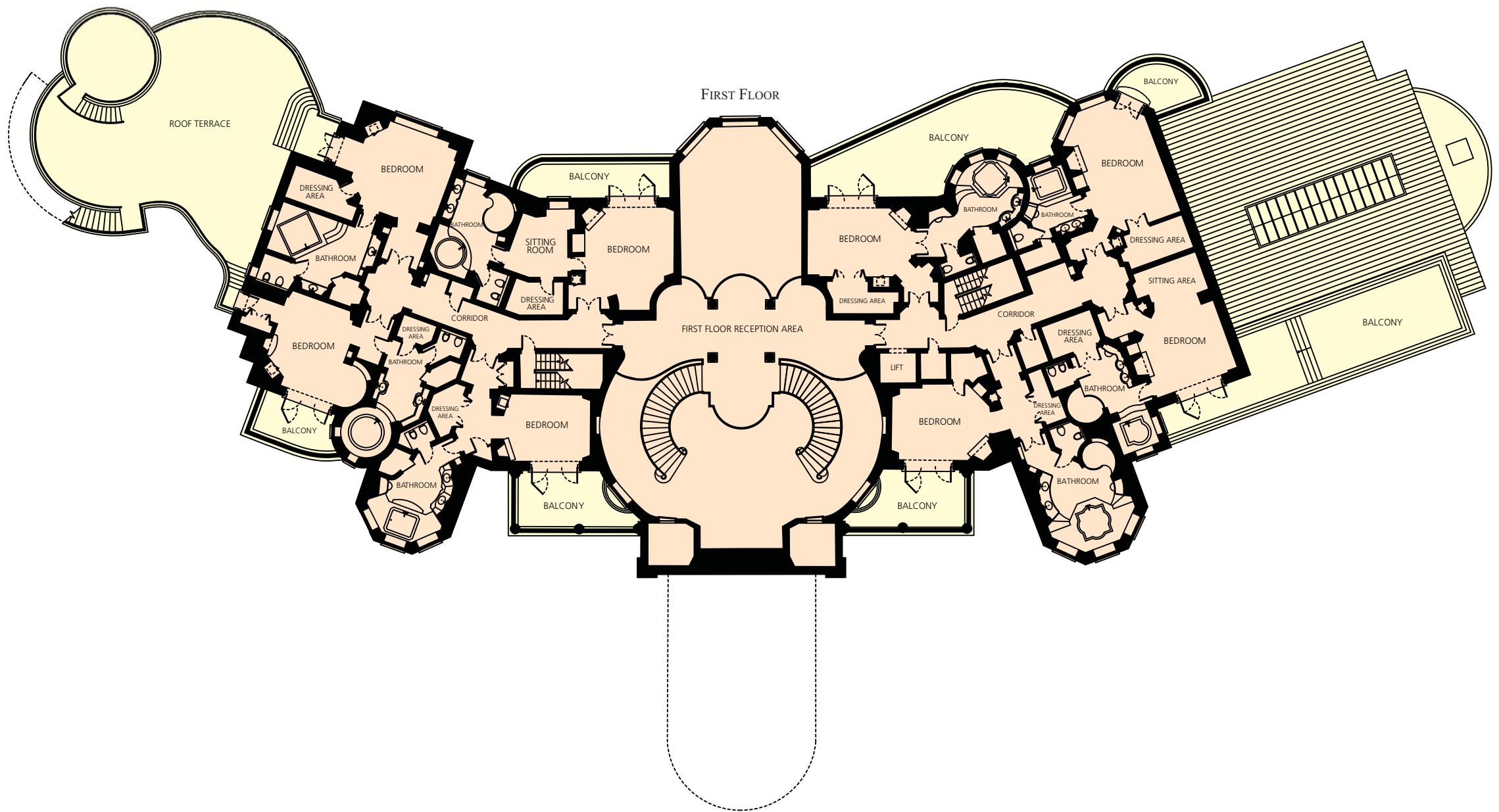


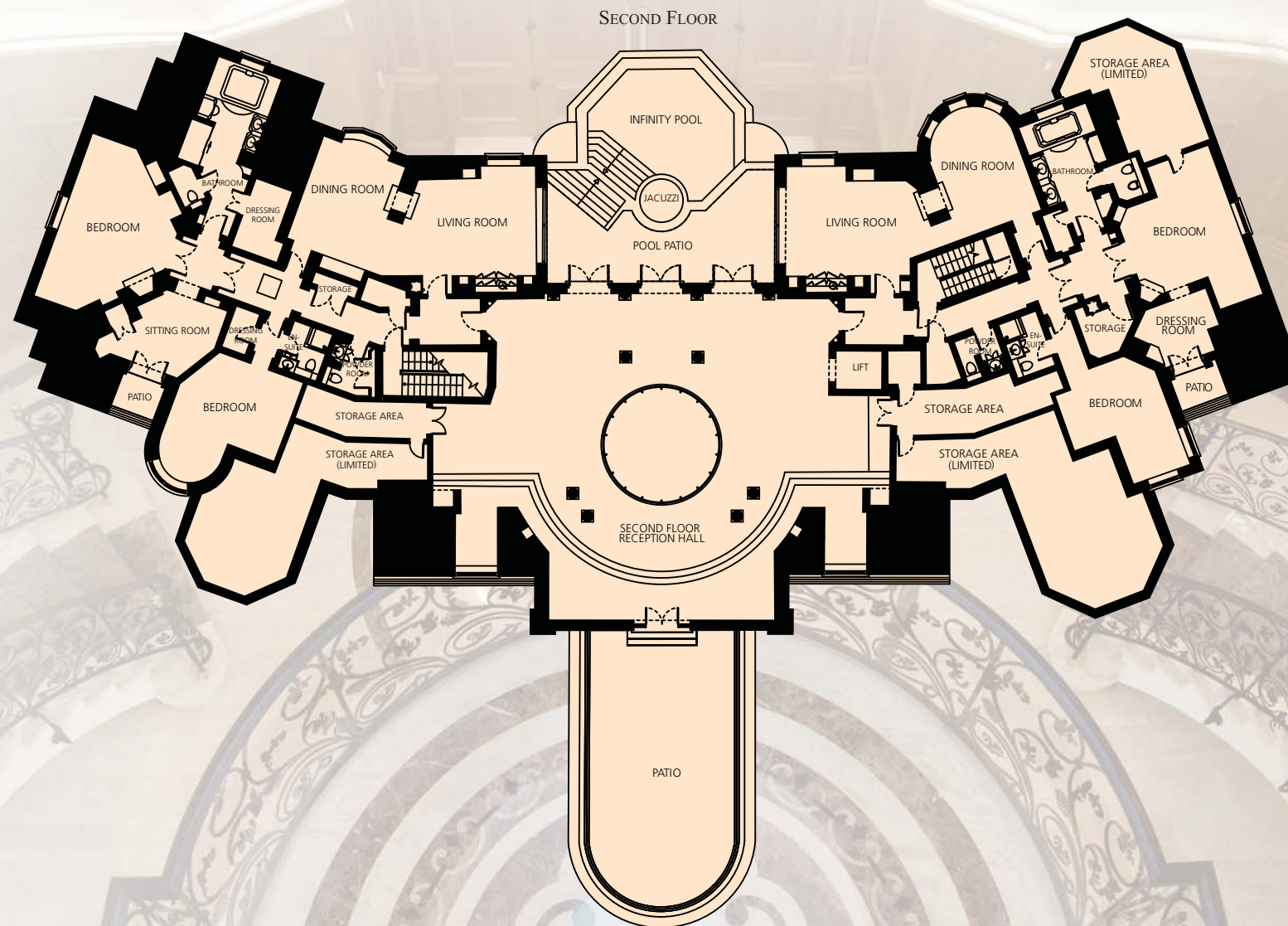
LOWER GROUND FLOOR



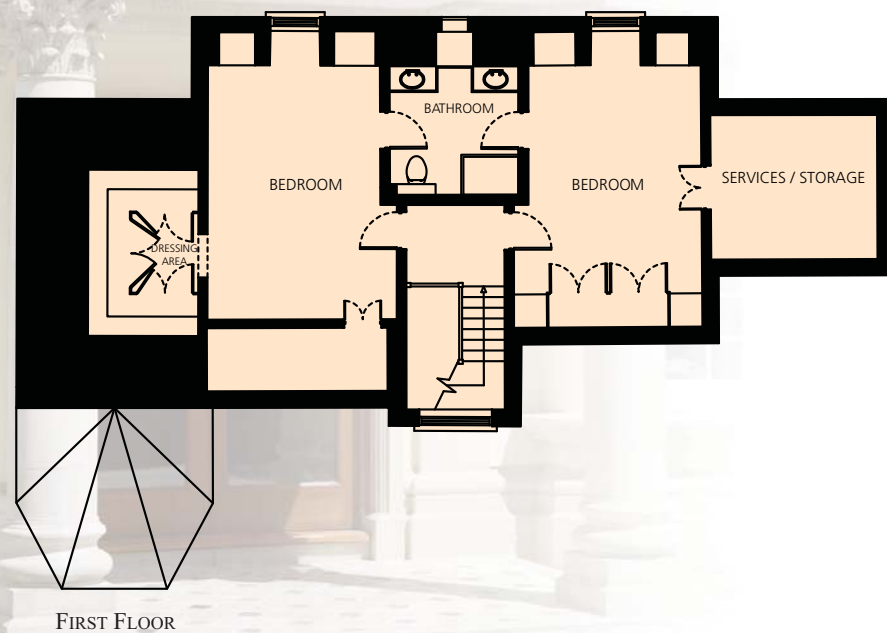
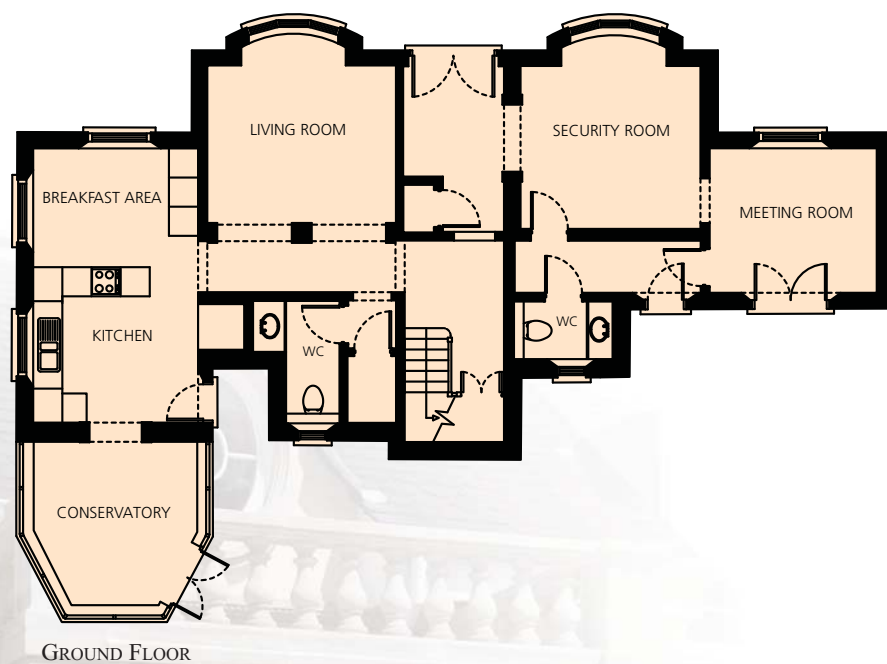


Updown Court





GATE HOUSE



Gatehouse

The gatehouse incorporates two bedrooms, a conservatory, a kitchen/breakfast room, a sitting room, two separate powder rooms, a security room and a waiting area.

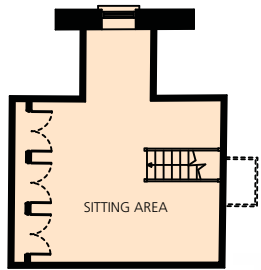
There are also two pool houses on the estate, one by each of the outside pools.



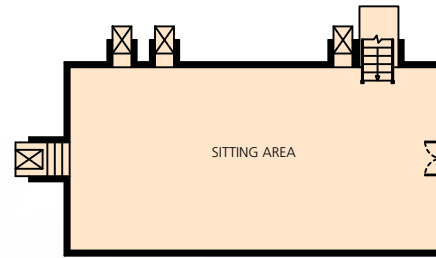
Estate Manager's Office

Attached to the three bedroom guest accommodation building is the block providing further garaging for four vehicles, the laundry and the estate manager's office with ensuite facilities.





FIRST FLOOR



FIRST FLOOR

Staff Accommodation

There are two separate guest properties. One consists of six bedrooms with en-suite bathrooms, a kitchen/dining area and an upstairs sitting room. The other includes three bedrooms with en-suite bathrooms, a kitchen/dining area and upstairs sitting room.



GROUND FLOOR



GROUND FLOOR



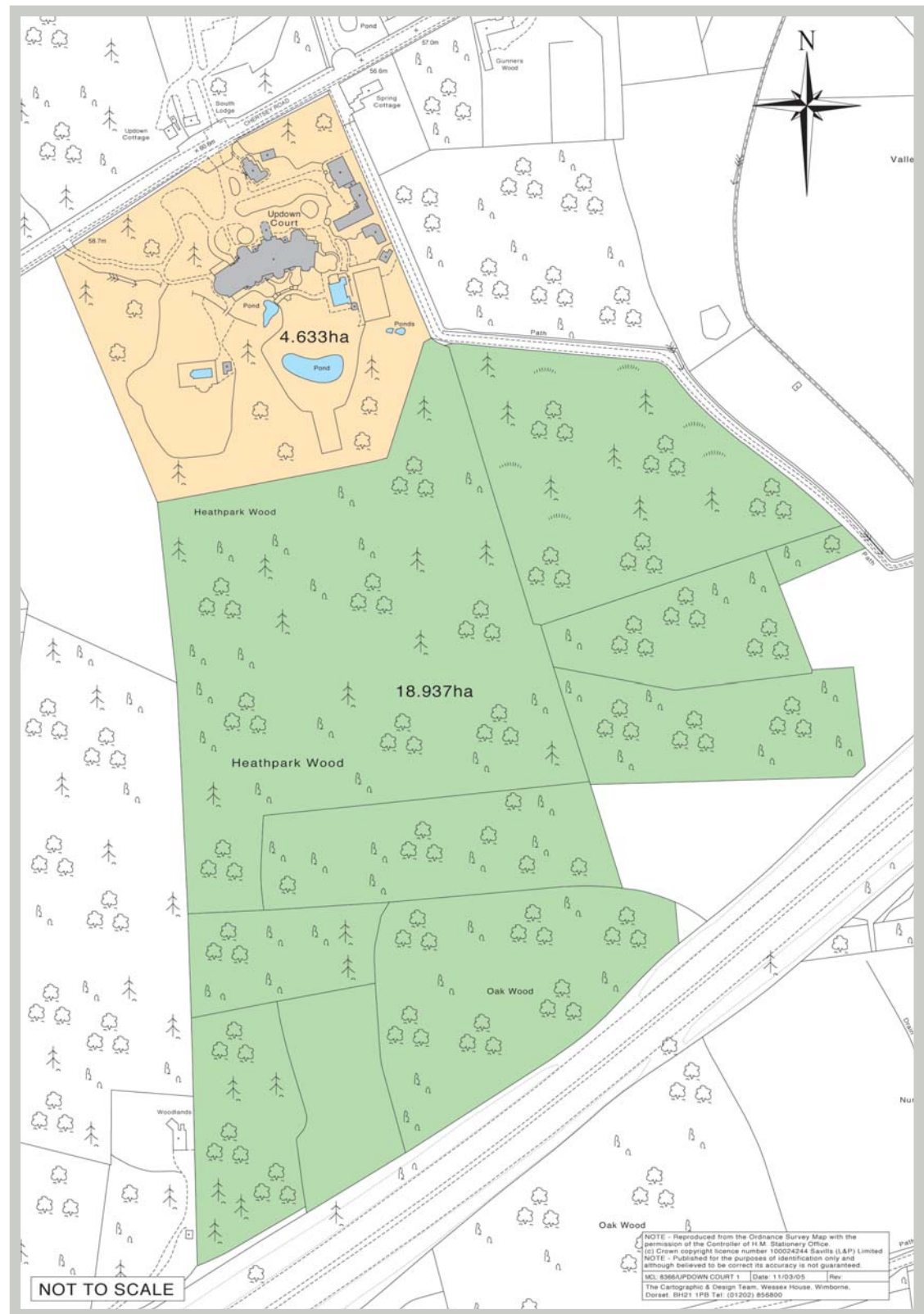
Gardens and Grounds

The property sits in over 11 acres of landscaped gardens and 46 acres of mature private woodland featuring broadleaf and evergreen trees.

Carefully divided into different areas to appeal to all tastes, it includes formal gardens, a dramatic lake with 10 metre fountain, formal lawns and several ponds. Pathways lead through the gardens and run alongside an ornamental stream.







Directions

Leave central London on the M4 motorway. At junction 4B turn left onto the M25. Turn off the M25 at Junction 13 and at the roundabout take the second exit signed "A30 Bagshot and Camberley". The road sweeps down to a further roundabout. Take the second exit signed "A30 Bagshot and Camberley" onto the Egham by-pass. Proceed straight over the next roundabout, keep straight on until arriving in the village of Sunningdale. On entering the village turn left into the Chobham Road. Proceed to a roundabout and turn right. The entrance gates to Updown Court will be seen on the left hand side after approximately a mile.



MAIN HOUSE

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A			(92-plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	69	70		69	70

THE GATEHOUSE

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A			(92-plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	64	65		63	63

THE GUESTHOUSE

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A			(92-plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	58	59		57	58

SERVICES

The services at Updown Court have not been tested. It is understood that there are main supplies of gas, electricity and water to the property. Soil drainage is believed to be discharged into the public sewer. There is provision for under floor heating, this and the domestic hot water supply being provided by gas boilers. There is also provision for a fire sprinkler system (not tested) and cooling. The choice of security system has not been made, although 12 CCTV cameras are installed together with an alarm system to the principal buildings.

LOCAL AUTHORITY

Surrey Heath Borough Council, Surrey Heath House, Knoll Road, Camberley, Surrey. GU15 3HD. Tel: 01276 686252.

IMPORTANT NOTICE

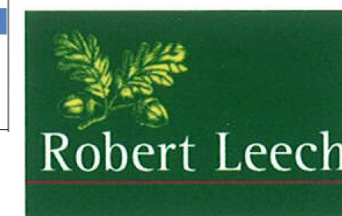
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs taken May 2009

Particulars dated July 2009

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