

# DITTON HOUSE

PINKNEYS GREEN • BERKSHIRE







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Marlow 3 miles • Henley-on-Thames 10 miles • Central London 27 miles  
Heathrow airport 16 miles • M4 (J8/9) 5 miles • M40 (J4) 6 miles  
(Distances approximate)

*An imposing country house with extensive and flexible accommodation*

Reception hall • Drawing room • Sitting room • Dining room • Morning room • Kitchen/breakfast room  
Indoor swimming pool • Gymnasium with sauna and hammam • Cloak room • Utility room

Master bedroom suite with large dressing room and en-suite bathroom • 5 further bedroom suites  
First floor cinema with ensuite bathroom facilities • Office • Second floor playroom • 2 self-contained staff flats

Mature lawned gardens • Tennis court • Triple garage

Approximate total floor area 15,485 sq ft

**In all about 4.4 acres**



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Your attention is drawn to the Important Notice on the last page of the brochure.



### Situation

- Ditton House is an elegant country house in an enviable yet accessible location near the Berkshire/Oxfordshire borders. The house lies on the edge of the hamlet of Pinkneys Green, within easy reach of the fashionable market towns of Henley-on-Thames and Marlow, which are renowned for their recreational facilities, shopping and eating places.
- Whilst enjoying fast and convenient access to London, via the M40 and M4 motorways, the house lies near some of the area's most beautiful countryside positioned as it is on the edge of the Chiltern Hills.



Henley-on-Thames and Marlow have an extensive range of convenient shopping, boutiques and supermarkets.



Maidenhead Station 3 miles -  
London Paddington 22mins  
(Forthcoming Cross Rail terminus)



Heathrow Airport 16 miles



M40 and M4 motorways both within 6 miles



St. Piran's Preparatory School, Godstowe  
Preparatory School, Wycombe Abbey, Eton  
College, The Oratory, St George's School  
for Girls in Ascot, The ACS Hillingdon  
International School and Caldicott School.



Temple, Harleyford, Winter Hill,  
Sunningdale, Ascot and Wentworth.



Cliveden, The Fat Duck at Bray,  
the Waterside Inn at Bray.



Racing at Ascot, Windsor, Epsom and  
Sandown Park.



Smith's Lawn, Windsor and The Royal  
County of Berkshire Polo Club.





### Ditton House

- Ditton House is an extremely attractive house ideal for everyday family living as well as entertaining. It is set in wonderfully private gardens and grounds in an excellent location near the Berkshire/Buckinghamshire borders, on the edge of the hamlet of Pinkneys Green near to Cookham Dean. The property is equidistant between Marlow and Maidenhead both with excellent recreational facilities, shopping and eating places all within easy reach. Bray with its world famous restaurants is within 5 miles.
- There is fast convenient access to London via the M40 and M4 motorways with Heathrow airport just 16 miles away. Being close to the Chilterns, Ditton House is surrounded by beautiful countryside giving the opportunity for many delightful walks and is merely 50 metres or so from the large National Trust green within Pinkneys Green.
- The accommodation within the house has outstanding proportions. The oldest part of the house is believed to date from around the early 19th century, although it is understood a house of much earlier origins stood on the site. As a result of this, the property has mature gardens including fine specimen trees especially a large Cedar of Lebanon.
- The house has been the subject of a substantial transformation, having been extended and modernised over recent years. Most recently the present owners have carried out rewiring and re-plumbing, where necessary, as well as adding air-conditioning throughout the house, adding a cinema room, renewing bathrooms and adding a gym with sauna and steam room, as well as redecorating throughout.

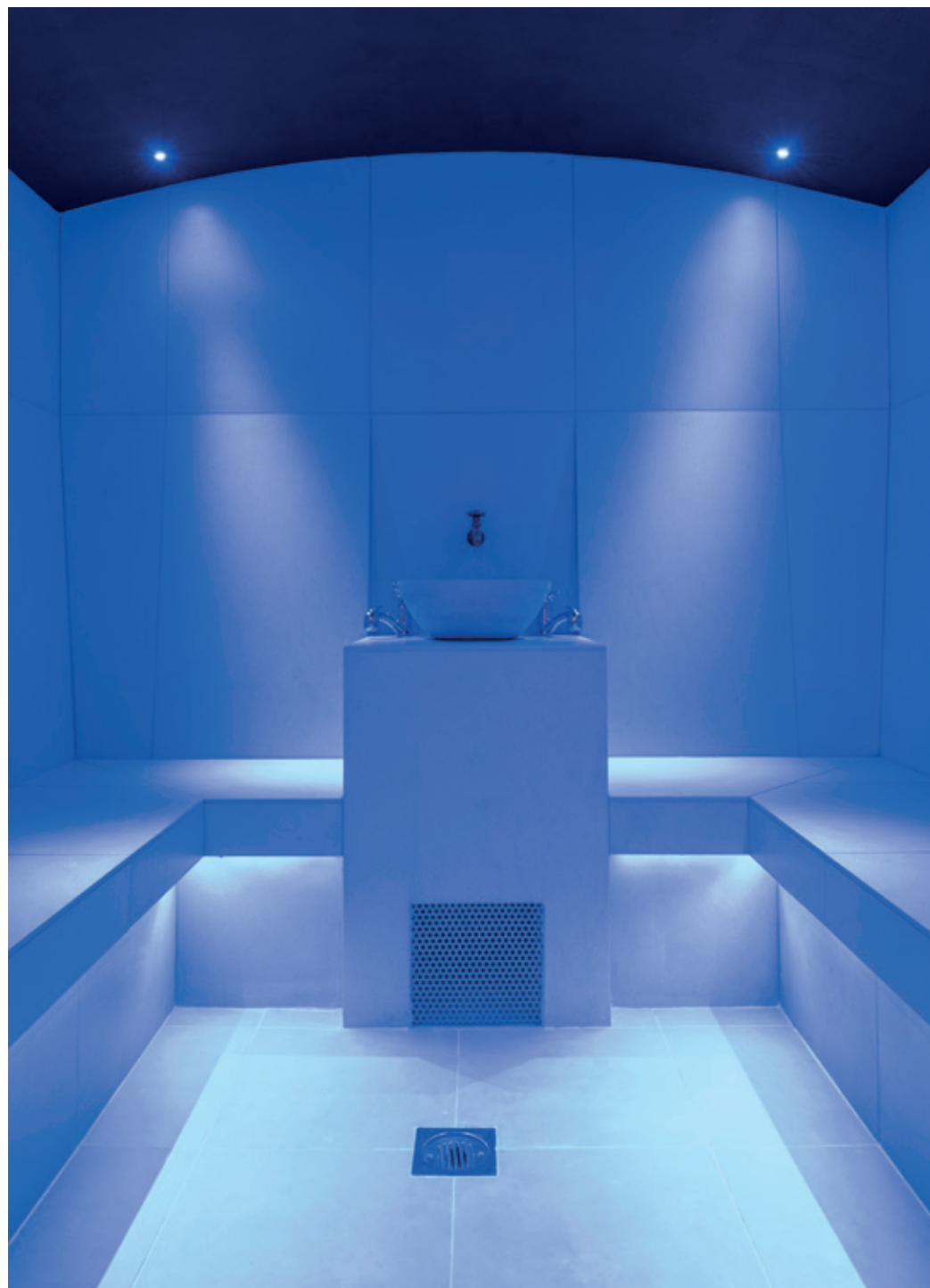


- Of particular note the house shows the hallmarks of a Regency period property, with its classical entrance porch, large pediment windows and an impressive colonnade along the full length of the southern elevation. The ground floor flows particularly well with the accommodation from the reception hall through the principal reception rooms having high ceilings and beautifully proportioned space. The extensive kitchen and breakfast room has all the latest fitted appliances. The indoor swimming pool complex with adjoining gym has doors leading out to a loggia, overlooking the gardens.
- On the first floor the accommodation is equally generous with volumous bedrooms providing excellent suites with all bedrooms having en suite bathrooms and the dressing room of the master bedroom being of a particular note. There is a recently installed cinema room and office on the first floor. Stairs lead up from the landing to the second floor playroom.
- Two self-contained flats, which can be accessed from the outside or from the house, provide flexible extra accommodation for guests or staff.













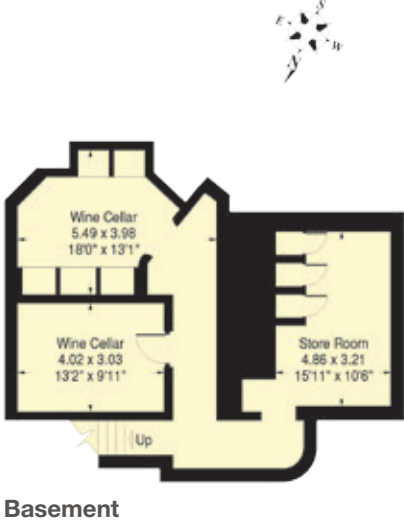






- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace

**Approximate Gross Internal Floor Area**  
1438.6 sq.m / 15,485 sq.ft  
(not including reduced height area,  
below 1.5m - denoted with dashed line)  
Reduced height area - 75.6 sq.m / 814 sq.ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	51
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





### Gardens and grounds

- The property is approached through electric gates and a brick paved drive with a turning circle to the front of the house. There is garaging beneath the staff flats. The gardens are laid principally to lawn with mature shrubs and trees throughout. The grounds are enclosed by security fencing and mature deciduous and evergreen trees. At the foot of the garden there is a tennis court along with garden stores within the grounds.



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### Services

Mains electricity, gas, drainage and water. Gas fired central heating. Under floor heating to marble and tiled areas. Air conditioning throughout the principal reception rooms and bedroom suites.

### Fixtures and fittings

All those items known as tenants fixtures and fittings are specifically excluded from the sale. The fitted carpets are included in the freehold sale. The curtains, light fittings, garden machinery, ornaments, potted plants and any garden furniture are excluded but some may be made available to a purchaser by separate negotiation.

### Local authority

Windsor and Maidenhead District council - tel 01628 683800.

### Directions (SL6 6NT)

Take the M4 to Junction 8/9 and proceed north along the A404 Marlow bypass. After approximately 5 miles, at the large roundabout, take the 4th exit signed to Pinkneys Green and climb the hill. After about 1.5 miles, upon entering the hamlet of Pinkneys Green, immediately after passing Winter Hill Road on the left, take the tree-lined lane on the left hand side and the gate to Ditton House will be found directly in front.

From the M40, Junction 4, take the A404 south and follow directions from the large roundabout, described above.

### Viewings

Strictly by appointment with the sole selling agents, Knight Frank LLP.





