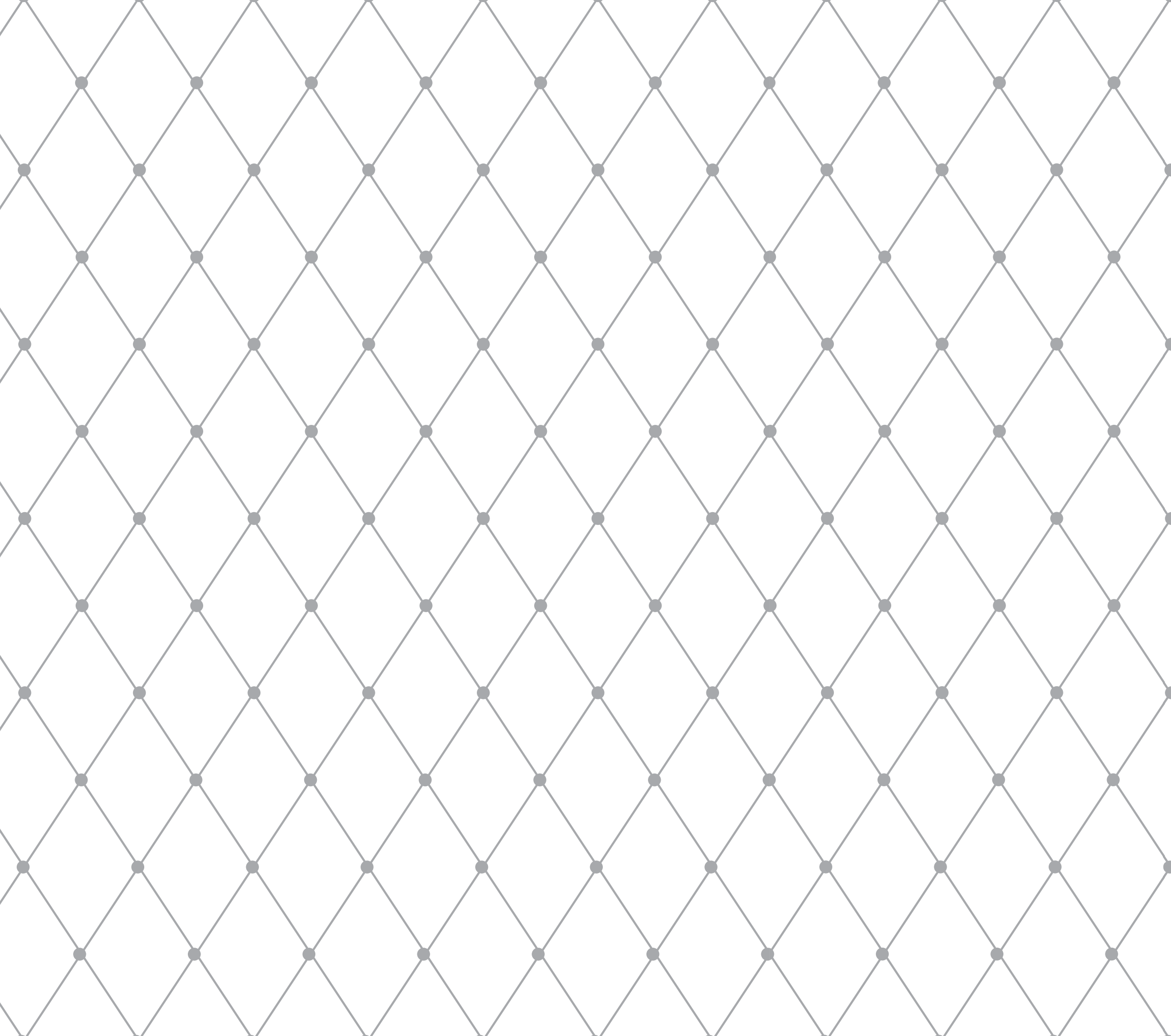
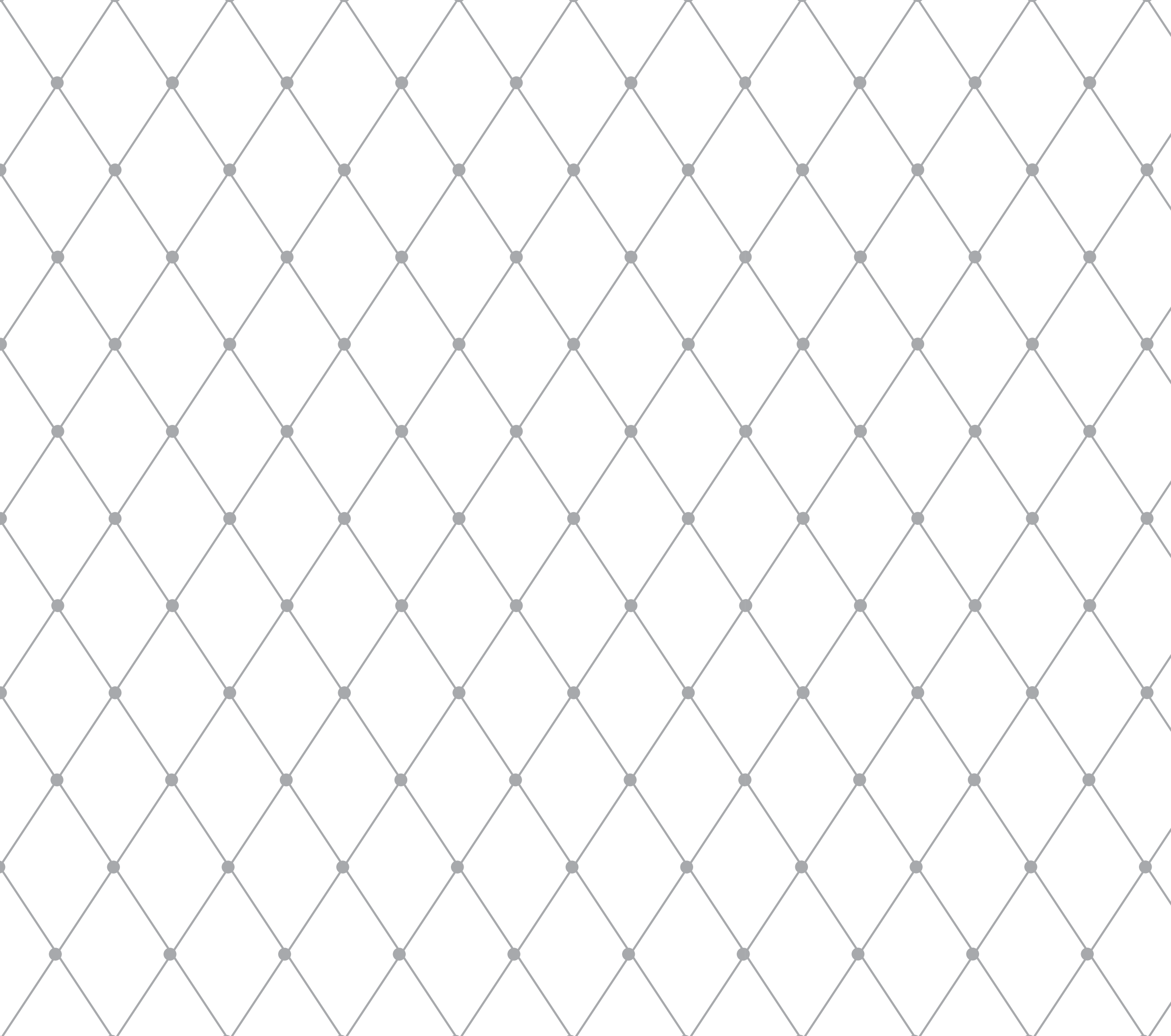




THE  
RUHLMANN





CHARTERS  
SUNNINGHILL ASCOT

# THE RUHLMANN

SUNNINGHILL • ASCOT • BERKSHIRE

## LIVING THE HIGH LIFE

Set within Exclusive Country Estate of about 20 acres.

Reception Hall, Dining Room, Drawing Room, Fully fitted Bulthaup Kitchen with Gaggenau appliances, Pantry, Guest Powder Room, Grand Entertainment Room with Bar Area, Utility Room, Gallery / Study Area.

Master Bedroom Suite with balcony, Guest Bedroom Suite, Bedroom 3 / Study, Further Shower Room.

Private Balconies to lower level, Extensive Private Entertaining Terraces on upper level, one of which features a hot tub.

Internal lift with private access to upper level. Secure Underground Parking for 2 cars, Fitted Storeroom with Wine Cooler.

Home Automation by Crestron.

Exclusive Charters Spa facilities including Indoor Pool, Sauna, Steam Bath, Treatment Rooms, Gymnasium, Snooker Room and Astro Tennis Court.

24 hour Concierge, Lifestyle and Security Services.

In all about 5,210 sq ft (484 sq m) with approx 3,283 sq ft Internally & 1,927 sq ft terraces.

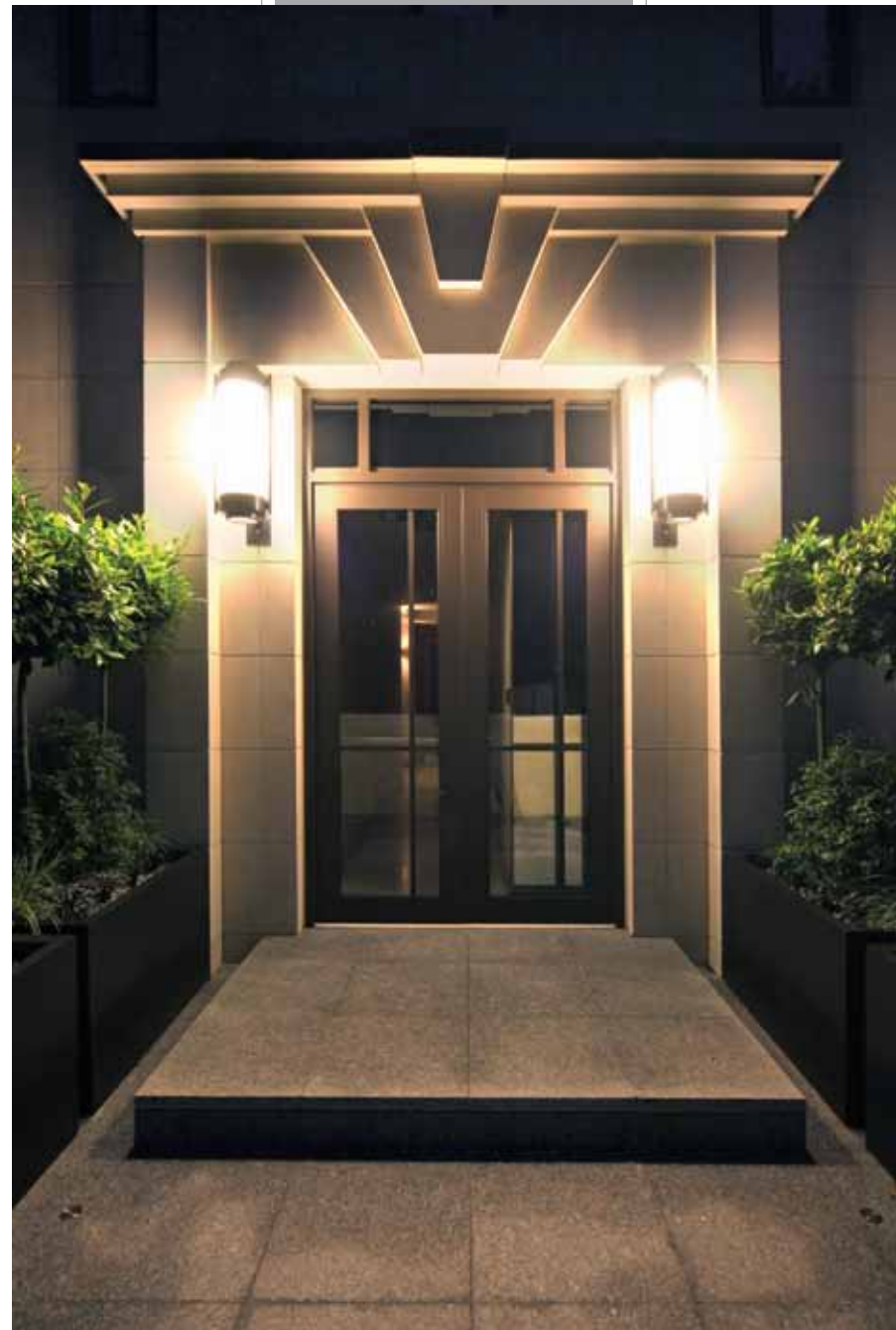
For sale leasehold.

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## SUNNINGHILL, ASCOT

Whilst hidden away within its own park-like grounds, Charters is only a few minutes drive from both Sunningdale and Ascot with Windsor also in easy reach. These local centres cater for day to day shopping requirements with larger towns within a short drive. Communications are excellent with the M3 and M4 close by, giving fast access to London (23 miles), the M25 and the national motorway network, as well as Heathrow and Gatwick airports. Farnborough and Fairoaks private airports are also nearby. Sporting facilities in the area are numerous and include Golf at Wentworth, Sunningdale and Queenwood, racing at Ascot and Windsor, polo at Smith's Lawn, Windsor Great Park and the Royal County of Berkshire Polo Club at Winkfield. Other attractions in the area are Virginia Water Lake, Windsor Castle and Great Park, Ascot Heath, Thorpe Park and Legoland. Fine dining in the area is excellent, restaurants include John Campbell at the new 5\* Coworth Park Hotel in Ascot along with the Fat Duck and Waterside Inn in Bray. Schooling is exceptional with many renowned private schools such as Eton College, Papplewick, Sunningdale, St. Mary's, Hurst Lodge, St. George's, St. John's Beaumont, also the international schools TASIS and ACS at Egham.

The Ruhlmann is part of The Court, within Charters, which is positioned to take full advantage of the breathtaking views over its own elegant tree-lined courtyard, landscaped gardens and woodlands beyond. The Court is adjacent to the private and exclusive Charters Spa, with its first class indoor pool, sauna, steam room, gymnasium, snooker room, treatment facilities and just a short walk within the landscaped grounds, to the tennis court.





*Racing at Ascot*



*Farnborough Airport*



*Golf at Sunningdale*



*Eton College*



*Polo at Smith's Lawn*



*Windsor Great Park & Castle*



*Golf at Wentworth*



## CHARTERS

The successful transformation of Charters, the Grade II-listed Art Deco mansion described as 'the last of the great country houses to be built in England' has exceeded expectations.

Originally built for the industrialist Frank Parkinson in 1938, this stylish estate has had many distinguished guests over the years including Winston Churchill and an extended stay by the Duke and Duchess of Windsor.

This highly important country house and estate has been skilfully restored and elegantly transformed into a unique enclave of thirty four luxurious apartments and penthouses.

Complemented by exceptional health and leisure facilities, and a dedicated concierge and lifestyle management service, Charters provides a remarkable lifestyle in a secure and private location, just 23 miles from London.

The Ruhlmann is situated in one of the two new buildings exquisitely designed to harmonise with the Art Deco Mansion.









## CHARTERS CONCIERGE

The Ruhlmann is offered with a 5\* hotel style concierge service which is available to residents 24/7. With a desire to exceed expectations, uniformed staff take responsibility for security, house keeping and lifestyle services. Some of the services available include :

Travel and Lifestyle bookings

Cleaning and Laundry

Chauffeur Service

24 Hour Security

Fresh Flowers & Groceries

Arranging functions and Catering

Car Valet



## THE RUHLMANN

This spectacular apartment is named after Emile-Jacques Ruhlmann (28th August 1879 – 15th November 1933) who was a renowned French designer of furniture and interiors, epitomising for many the glamour of the French art-deco style of the 1920s. The Ruhlmann is a residence of excellent proportions and has been built to the highest specification. This grand architectural gem has been built faithful to the art-deco movement with an imposing exterior, complemented by an on-trend interior featuring state of the art systems. From the glass-etched American Black Walnut interior doors to the stylish German fitted kitchen by Bulthaup, The Ruhlmann simply exudes elegance and quality. The reception rooms are spacious, well-arranged and along with the bar area and extensive 2nd floor terraces, cater for entertaining on a grand scale. The property is equally well-suited for family living with an excellent master bedroom suite, guest suite and further bedroom. By combining all of these features, The Ruhlmann offers a truly magnificent and opulent home.













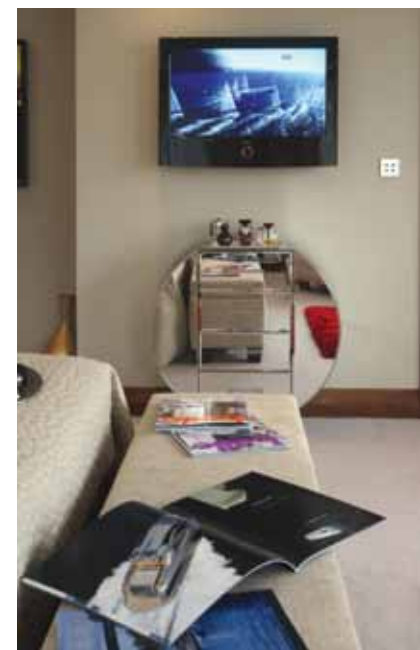
THE  
RUHLMANN





THE  
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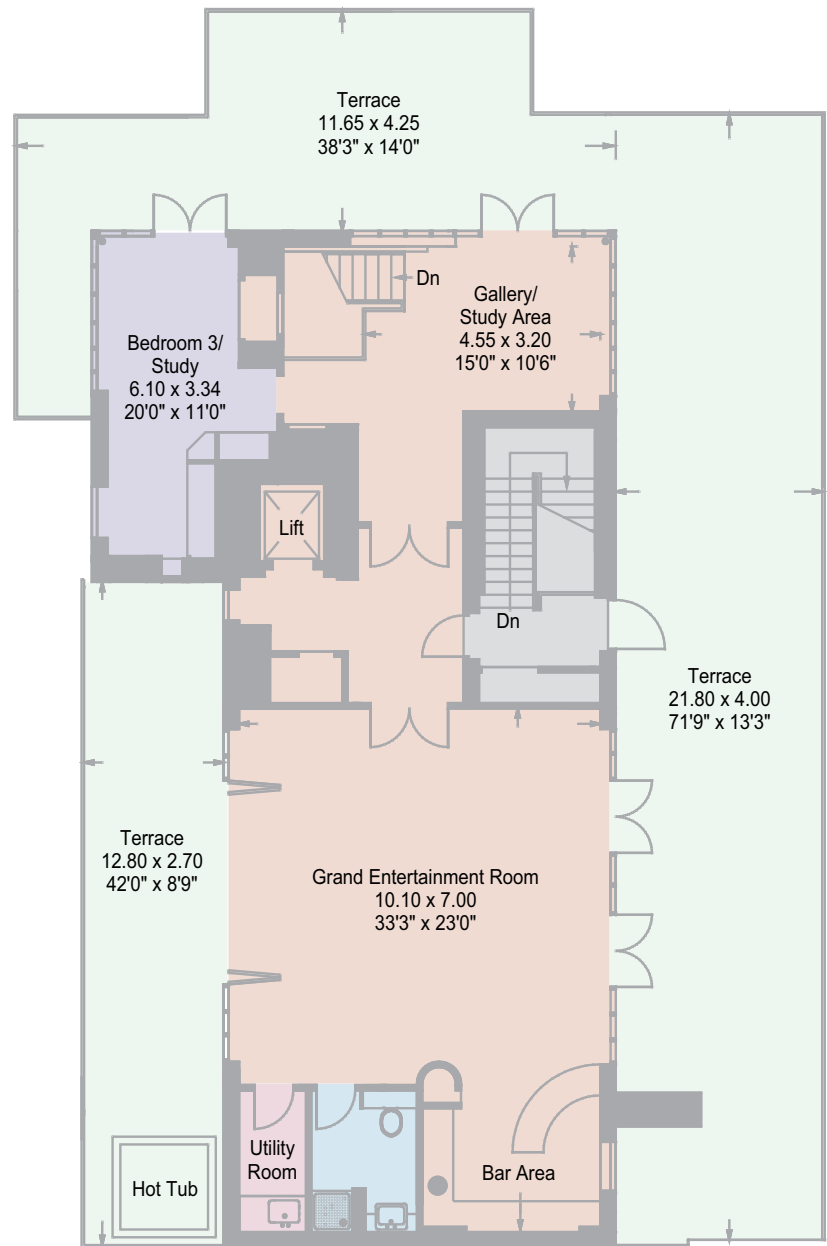
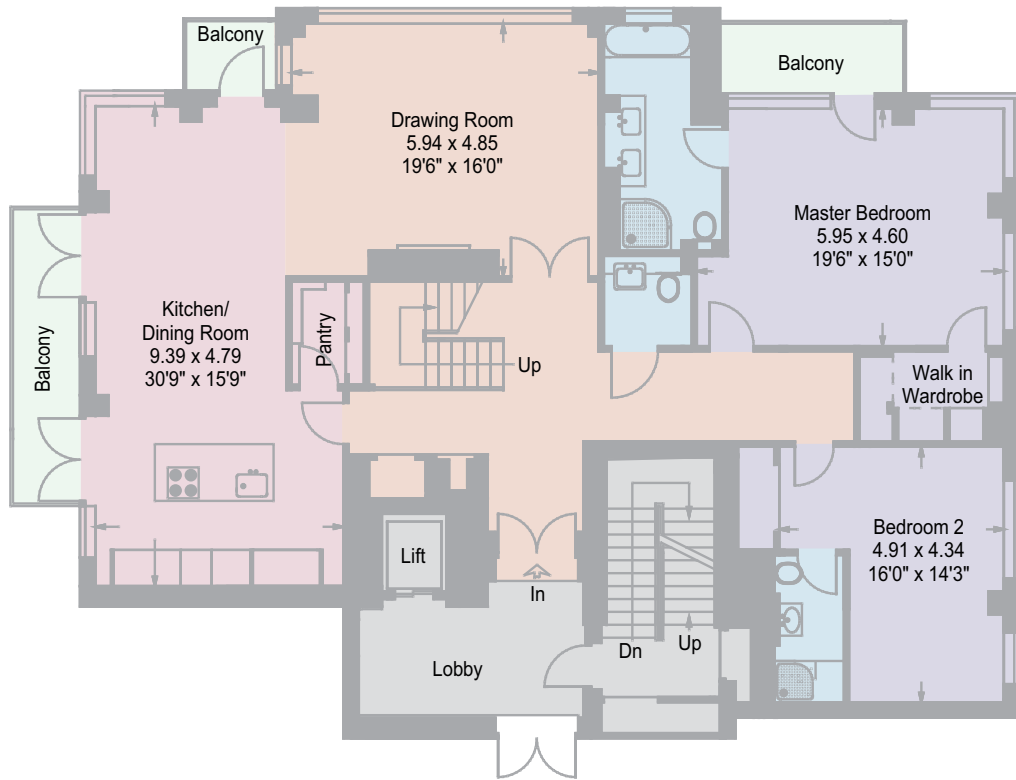












Approximate Gross Internal Floor Area: 305 sq m (3,283 sq ft)  
 Approximate Gross Floor Area Balconies & Terraces: 179 sq m (1,927 sq ft)  
 Total Approximate Gross Area: 484 sq m (5,210 sq ft)  
 For identification purposes only  
 Not to scale









MANSION GREAT HALL

This magnificent room was a Grand Ball room in the original mansion. Impeccably restored it is available to owners for private functions.

A large central graphic consisting of three concentric circles of varying shades of gray, connected by a vertical line. The text is centered within the largest circle.



The logo for Charters Spa features the word "CHARTERS" in a stylized, metallic, three-dimensional font with horizontal lines extending from the left and right sides. Below it, the word "SPA" is written in a similar but smaller font. The background is dark and textured.

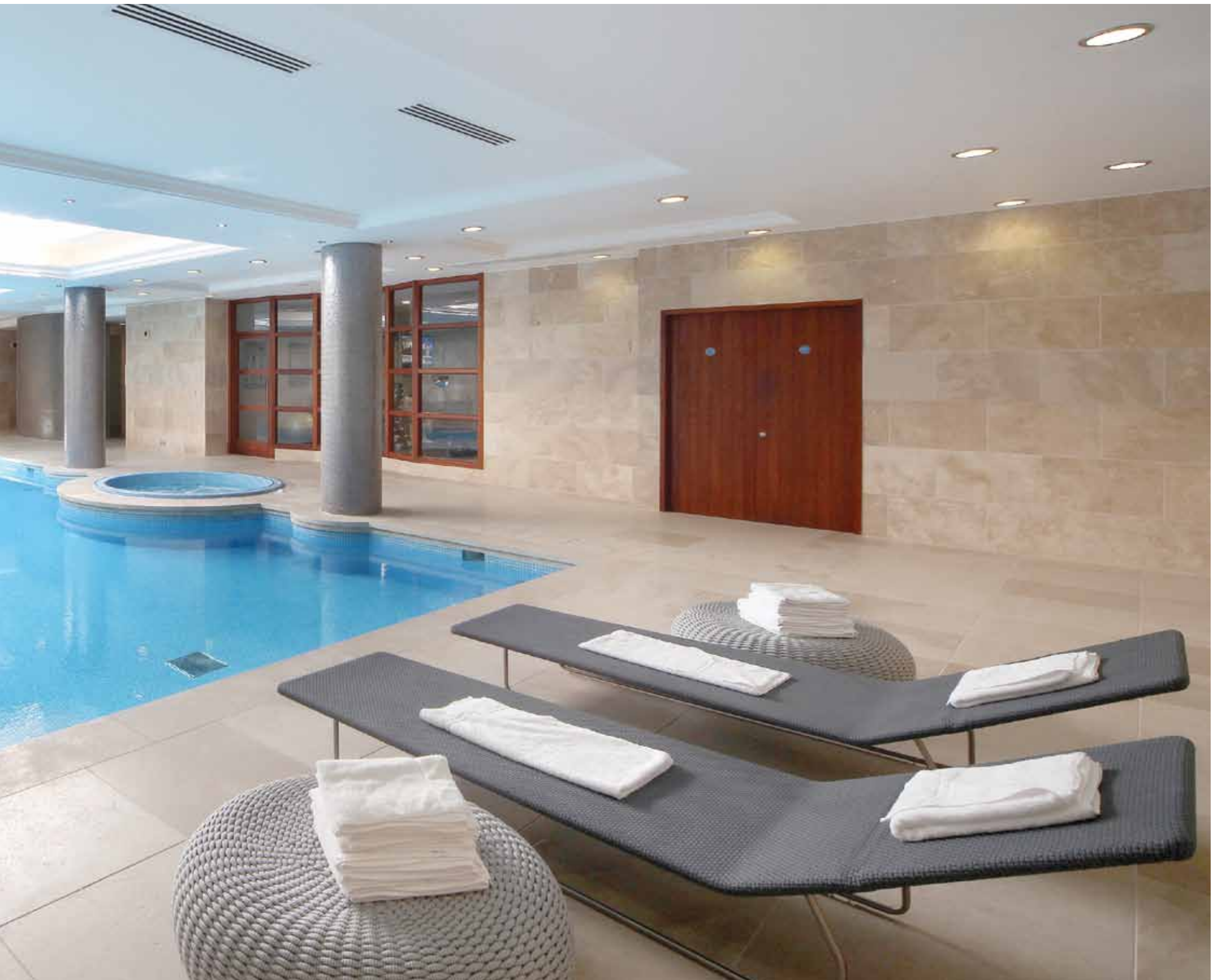
The stunning contemporary Charters Spa is available for exclusive use by residents and is situated on the lower ground floor accessed from The Ruhlmann via the lift. The facilities are centred around the stunning 15m swimming pool adjacent to which is the well-equipped gymnasium with state of the art cardio exercise machines and free weight area. Adjacent to the changing rooms is the sauna, steam room and a range of treatment rooms. Treatments and personal trainers can be arranged and booked through the concierge service. Within the spa complex there is also the grand snooker room.













## GARDENS AND GROUNDS

Charters is approached via electronic security gates onto a sweeping driveway leading to secure allocated underground parking. The 20 acres (8.09 ha) of communal gardens and grounds, including the water gardens, have been painstakingly and sympathetically restored to reflect their original 1930s design. The grounds also include an all-weather tennis court. This unique development enjoys a magnificent hillside setting some 250 ft above sea level and as a result, being a penthouse, The Ruhlmann has breathtaking views over the communal grounds and Berkshire countryside beyond.





### Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains and light fittings are specifically excluded but may be available by separate negotiation.

### Tenure

Long lease of 990 years with freehold reverting to owners at no cost after most properties sold or 2018 latest.

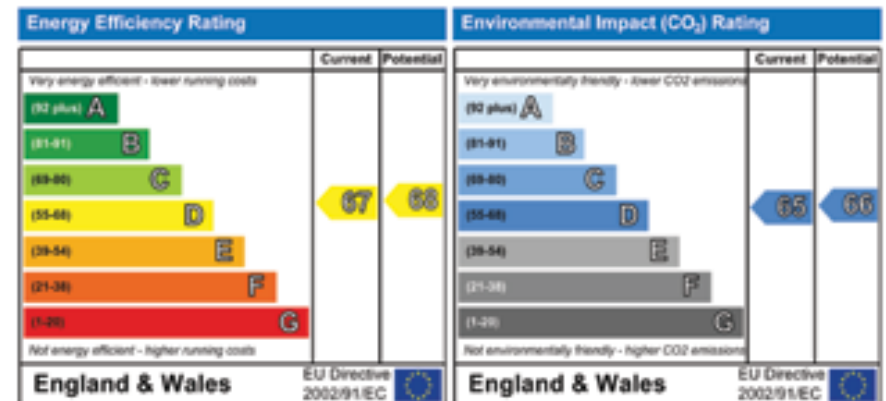
### Local Authority

Royal Borough of Windsor and Maidenhead.  
Tel: +44 (0)1628 683800

### DIRECTIONS (SL5 9FG)

From London take the M4 motorway to junction 4B and then join the M25, following signs to Gatwick Airport. Leave the M25 at junction 13, signed to Staines, and follow the A30 marked to Camberley, Ascot and Bagshot. Continue along the A30, passing Royal Holloway College, Wentworth Golf Club and Sunningdale. Just after the railway crossing in Sunningdale turn right into Charters Road. Follow the road for approx 0.5 miles and Charters security gates can be found on the right hand side.

From our offices in Ascot High Street, turn right and at the mini-roundabout, turn left and proceed for approximately 2 miles. Turn left into Charters Road. Continue along Charters Road and after a short distance the security gates to Charters will be found on the left-hand side.

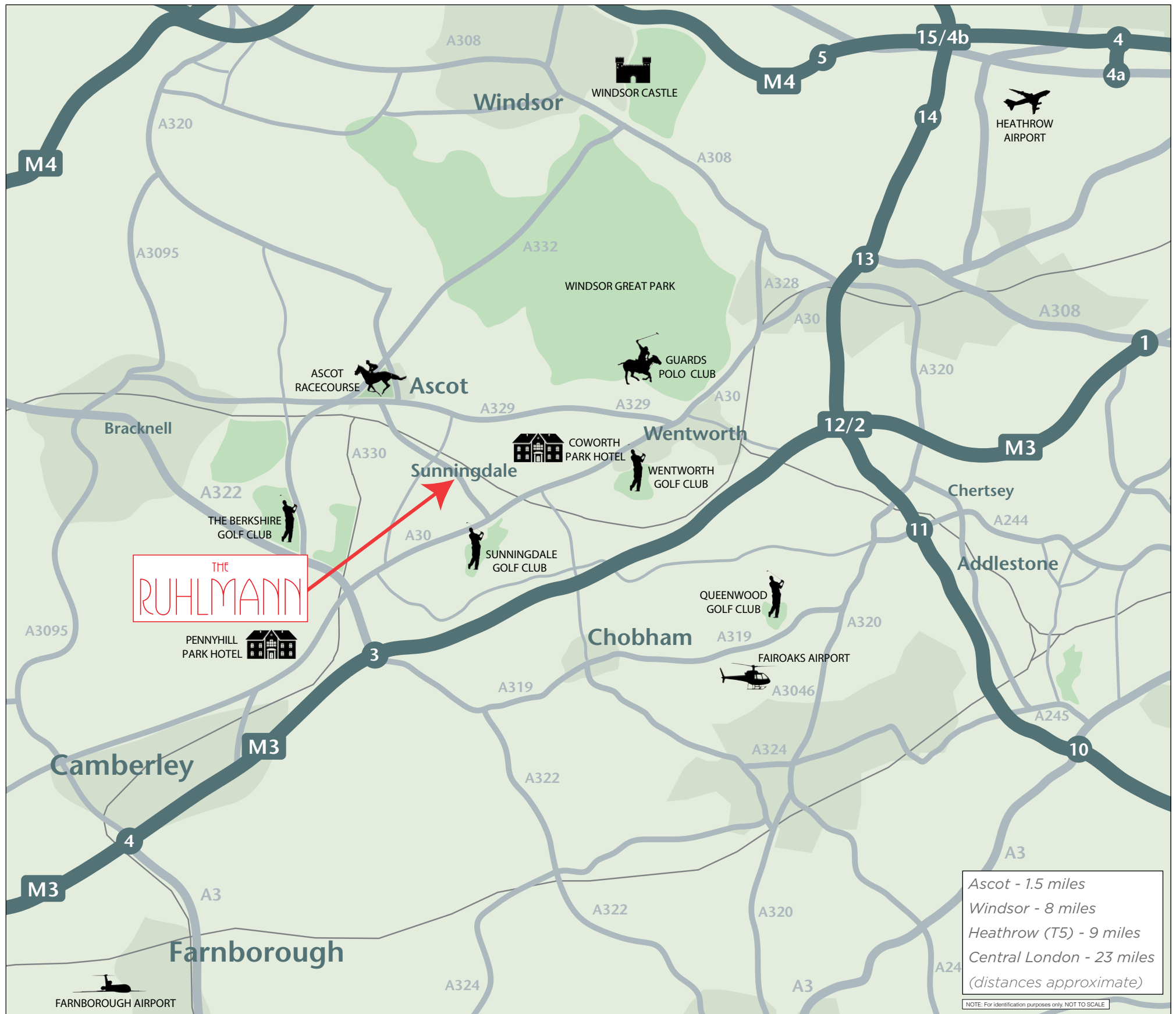


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THE  
RUHLMANN

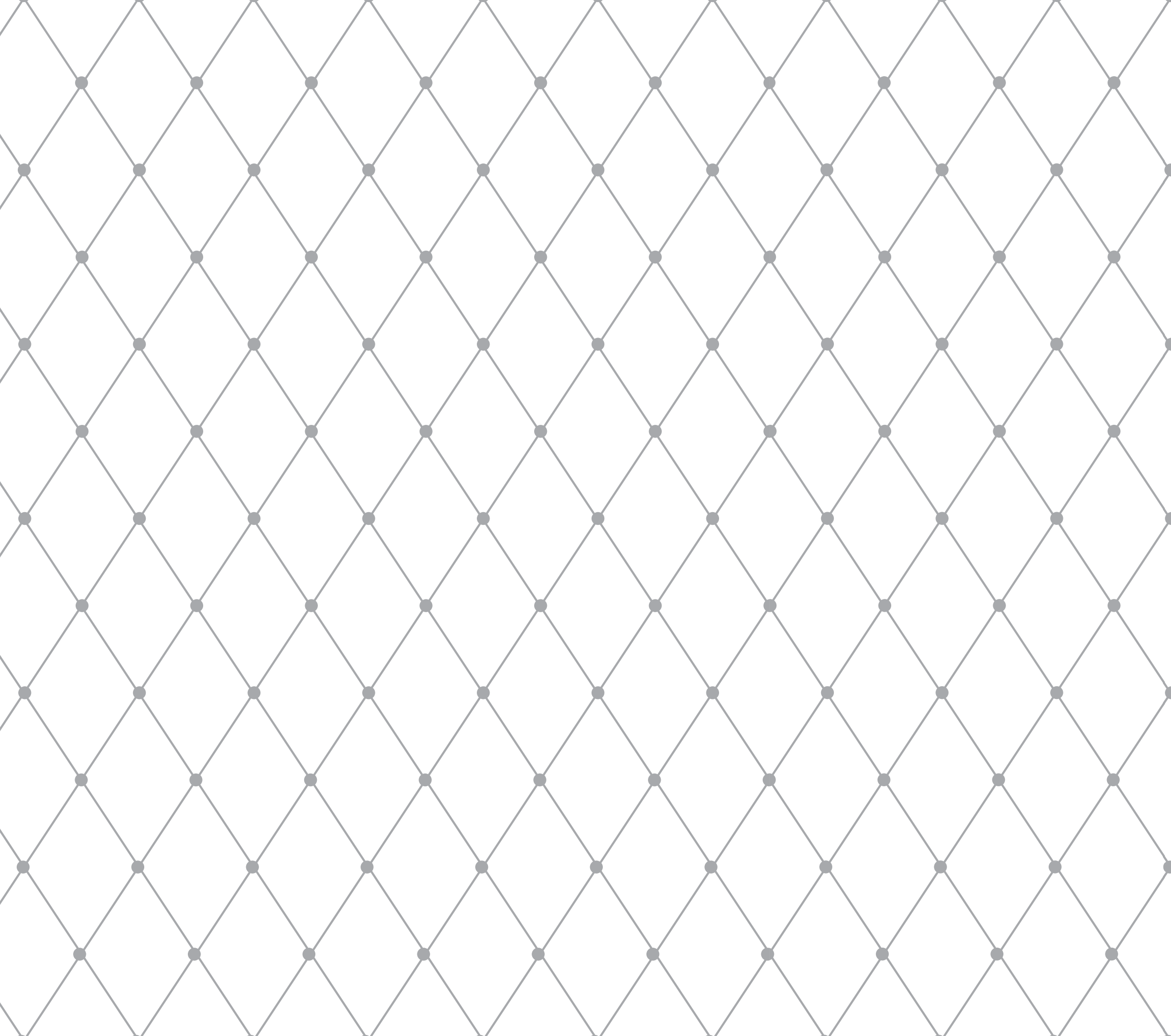
Ascot - 1.5 miles  
 Windsor - 8 miles  
 Heathrow (T5) - 9 miles  
 Central London - 23 miles  
 (distances approximate)

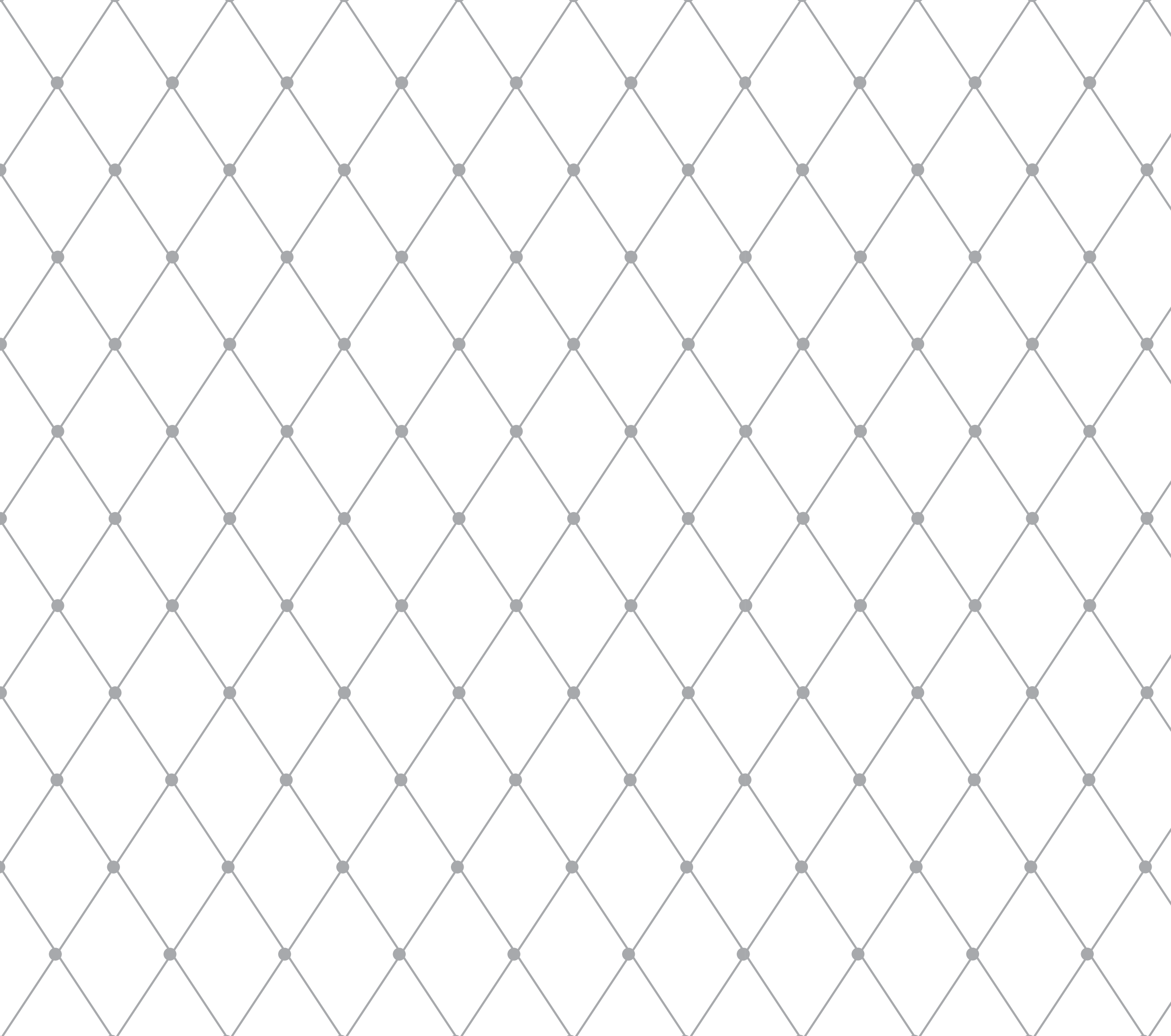
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