



CHATTERTON | REES



Snows Ride Hatton Hill, Windlesham, GU20 6AD  
Guide price £2,250,000









# Snows Ride Hatton Hill

Windlesham, GU20 6AD

- Five Bedroom
- Detached
- Circa One Acre Plot
- Two Bathroom
- Separate Detached Annex

Set on one of the premier roads in Windlesham on circa 1.25 acres is this fantastic opportunity which has not been to market for circa 50 years.

Requiring full modernisation throughout, the property lends itself to be a great family home whether you are looking for a refurbishment project / extend or knock down and rebuild STPP.

The local area has the finest private and state schools including Gordon's, Hall Grove, Hurst Lodge, The Marist, St. George's, St. Mary's, Sunningdale, Valley End, Windlesham Village and Woodcote House. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, The Lexicon, Queenwood, Sunningdale Golf Club, The Berkshire, Wentworth Club, Windsor Great Park and Windsor Castle. The nearest train stations are Bagshot and Sunningdale where trains run to London Waterloo, Guildford and Reading. Windlesham is also convenient for the M3, M4, M25 and Heathrow Airport.

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**Directions**



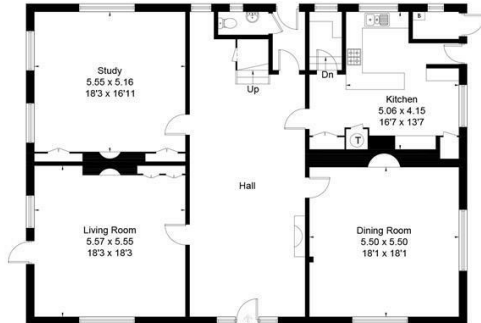






## Floor Plans

Approximate Floor Area = 324.1 sq m / 3489 sq ft  
 Outbuilding = 84.6 sq m / 911 sq ft  
 Total = 408.7 sq m / 4400 sq ft  
 (Including Garage / Excluding Shed)



Ground Floor



First Floor



Outbuilding - First Floor



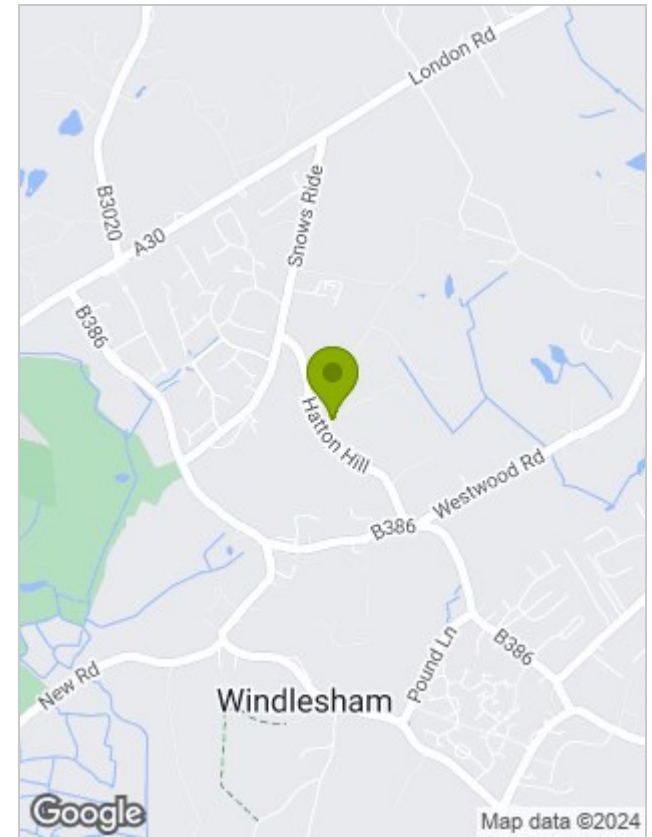
Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)

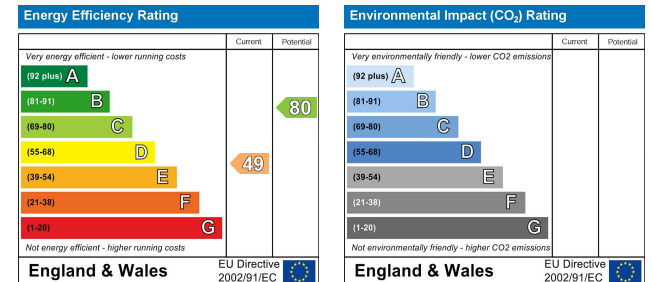


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68263

## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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