



CHATTERTON | REES



Hatton Court Hatton Hill, Windlesham, GU20 6AD
Guide price £3,850,000





Hatton Court Hatton Hill

Windlesham, GU20 6AD

- Detached
- 3 Acre Plot
- Full Project
- 11,570sqft
- Gated
- Potential to extend STPP
- Currently stripped back throughout the main house
- Asking £332 psqft

This is a rare opportunity to buy an 11,570sqft unmodernised house set on 3 acres on one of the area's best roads, Hatton Hill, which also sides on to Westwood Road.

The house is in need of total refurbishment and has been totally stripped back inside allowing an end user or even a developer to come in and make it a truly impressive large family home.

There is a large separate garage with a guest apartment above as well as secure gated entry and a tennis court that also needs re-laying.

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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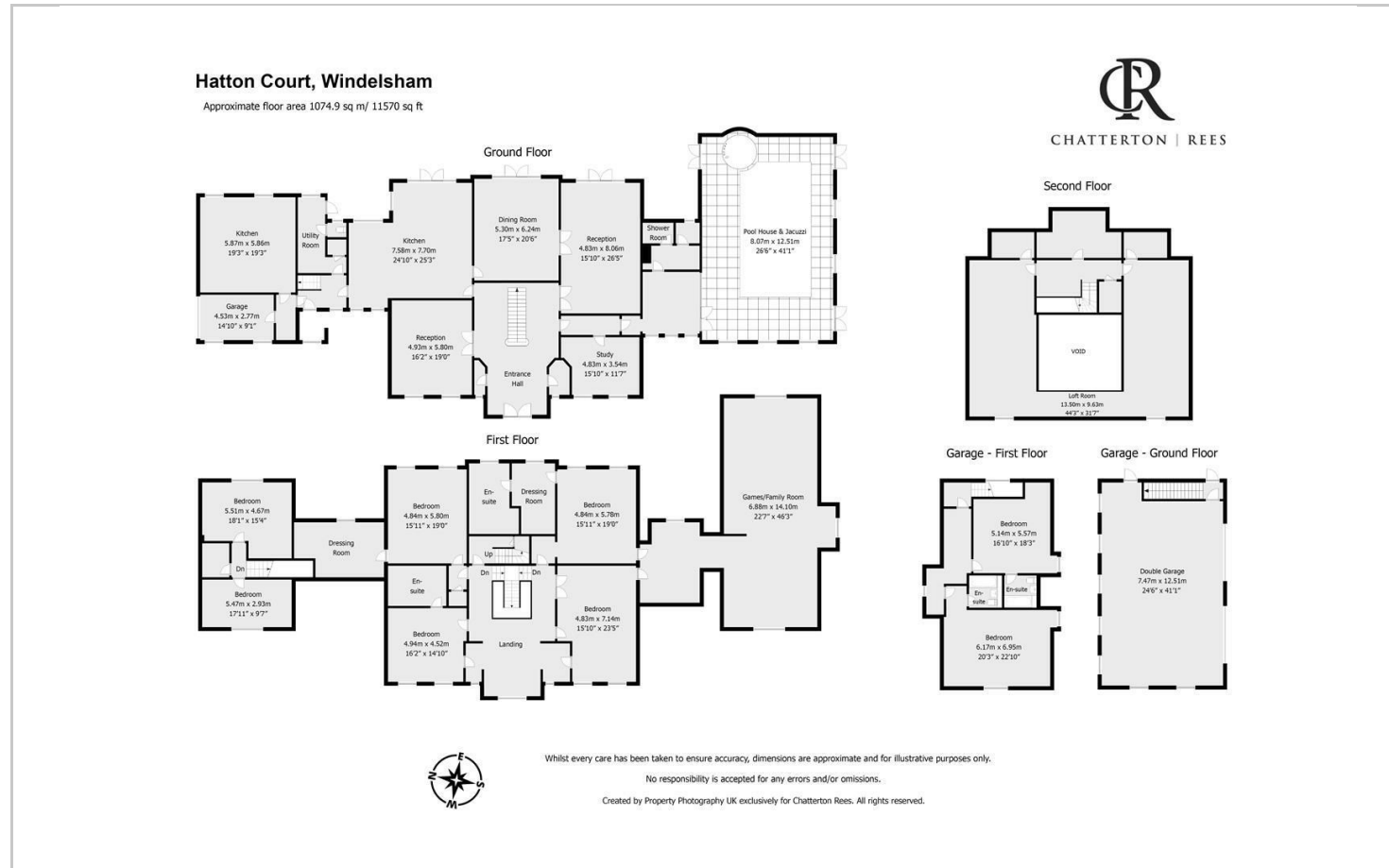


Directions

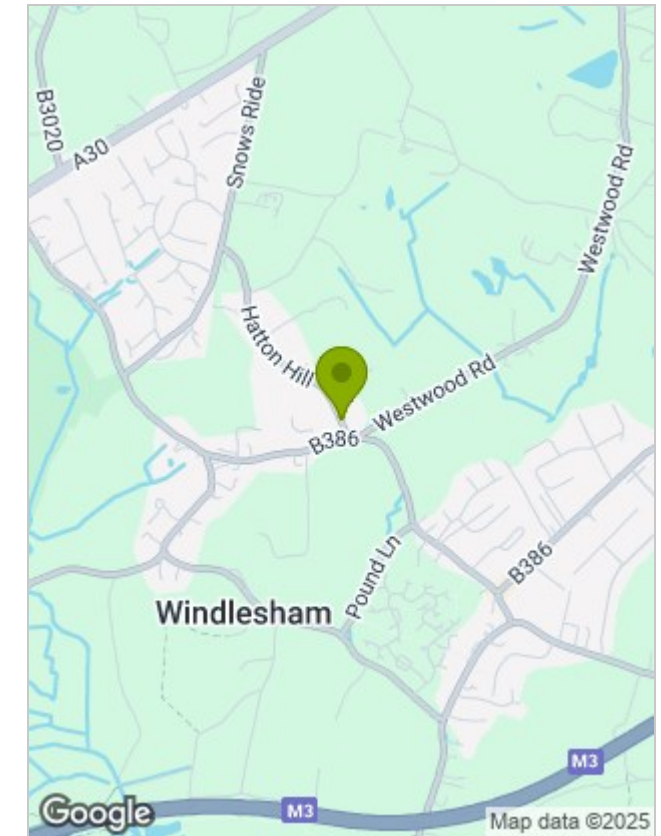





Floor Plans




Location Map



Energy Performance Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
England & Wales EU Directive 2002/91/EC 			

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.