



RIBSDEN HOLT
WINDLESHAM, SURREY

BARTON · WYATT



Rare and unique

**Ribsden Holt, Chertsey Road
Windlesham, Surrey, GU20 6HT**

Freehold

- **Discreet & secluded plot of approximately 27 acres**
- **Distant southerly views towards Guildford & The North Downs**
- **Adjoining Sunningdale golf course**
- **Approaching 15,000 sq ft (1,385 sq m) (Gross Internal Area)**
- **Integral garage with space for 10 cars**

An exciting opportunity to acquire a very special period home that already offers extensive accommodation but (subject to planning) could be further enhanced or re-built to create an architectural masterpiece.

The Property

Ribsden Holt is approached via wrought iron security gates that open on to an exceptional driveway that winds gently up through the grounds running along rhododendron avenues, passing ponds, lawns and many specimen trees before finally arriving in front of the house after about a quarter of a mile.

Before entering the property, your eye will immediately be taken by the beautiful views across the lawns and pond and then southwards over miles of Surrey countryside to The North Downs. Views like this in this area are almost impossible to find.

As you enter through an impressive front door the charm and character of Ribsden Holt is evident straight away. The reception hall and staircase are indeed rare examples of this style of architecture which continues throughout with beamed ceilings, polished wood floors, large open fireplaces, leaded light windows and fascinating interior latch doors.



In terms of the accommodation the spacious double aspect drawing room is particularly noteworthy. It is large enough to have a sitting area in front of a huge period fireplace, a bar area for your guests and still have space for a grand piano overlooking the gardens. It also opens into the dining room so combined these rooms work really well for those who enjoy entertaining.

On the first floor the principal suite is equally impressive with double bay windows enjoying distant views, separate 'His & Hers' bathrooms and dressing rooms. There are 3 further suites on this floor whilst the second floor offers additional bedrooms, sitting rooms and storage.

To the rear of the property and accessed via a secondary staircase there is a self-contained staff flat with 2 bedrooms, kitchen, sitting room and bathroom. The lower ground level is dedicated to garaging for 10 cars, various storage rooms and large wine cellar.

Situation

Just 25 miles from central London the property is situated on a leafy rural road, just on the edge of Sunningdale and Windlesham villages. Conveniently located for access to the motorway network, with junction 3 of the M3 being about 3.2 miles away. This connects with the M25 and provides good vehicular access to central London, Heathrow and the West Country. It is worth noting that Farnborough Airport is an important hub for private aircraft and is only about 10 miles away.



The property is only about 2.5 miles from Sunningdale station and Waitrose super market, Waterloo is about 50 minutes. There are a number of good local shops in both villages with Sunningdale and Ascot offering a more comprehensive selection, including coffee shops and restaurants. The recently refurbished Brickmakers Pub is less than a quarter of a mile away, is highly regarded and has a great restaurant. Anyone with a sporting interest should enjoy this area. There are several world renowned golf courses. Not only does Ribsden Holt adjoin Sunningdale, but Wentworth and Swinley are also nearby. There is a choice of health and tennis clubs including Penny Hill Park and David Lloyd Royal Berkshire Health and Racquets club. Horse racing can be found at Royal Ascot and Windsor and you could even try your hand at polo with several of the country's top clubs being nearby. There is also the opportunity to walk out from the property and soon be on Chobham Common which has some beautiful views over surrounding countryside. There is an excellent selection of both state and private schooling including, Coworth Flexlands, Hall Grove, Woodcote House, Papplewick, St Mary's, St George's, St John's Beaumont and the American Community School to name but a few. A little further away Wellington and Eton Colleges provide excellent senior education.

Outside

The extensive grounds extend to approximately 27 acres and comprise a mixture of formal lawns and gardens, exceptional rhododendron beds, various mature specimen trees and hillside pine woodland. A swimming pool and tennis court are set to one side of the formal gardens and the boundary to the rear directly adjoins the 9th and 10th of Sunningdale old golf course. There is also a detached self-contained garden lodge.

Local Authority

Surrey Heath Borough Council. Tel: 01276 707100

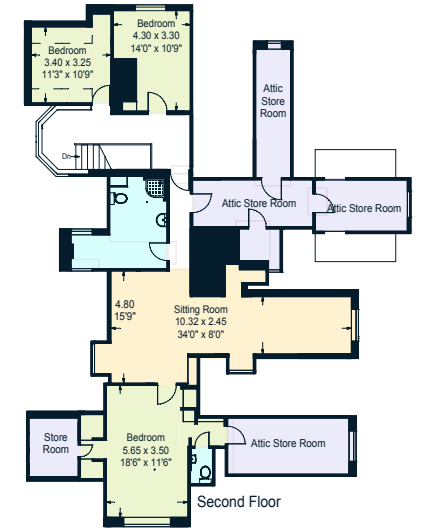
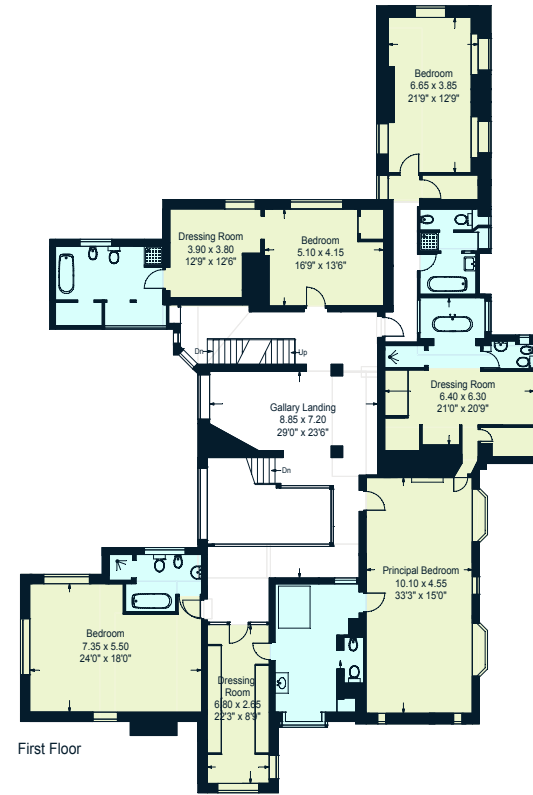
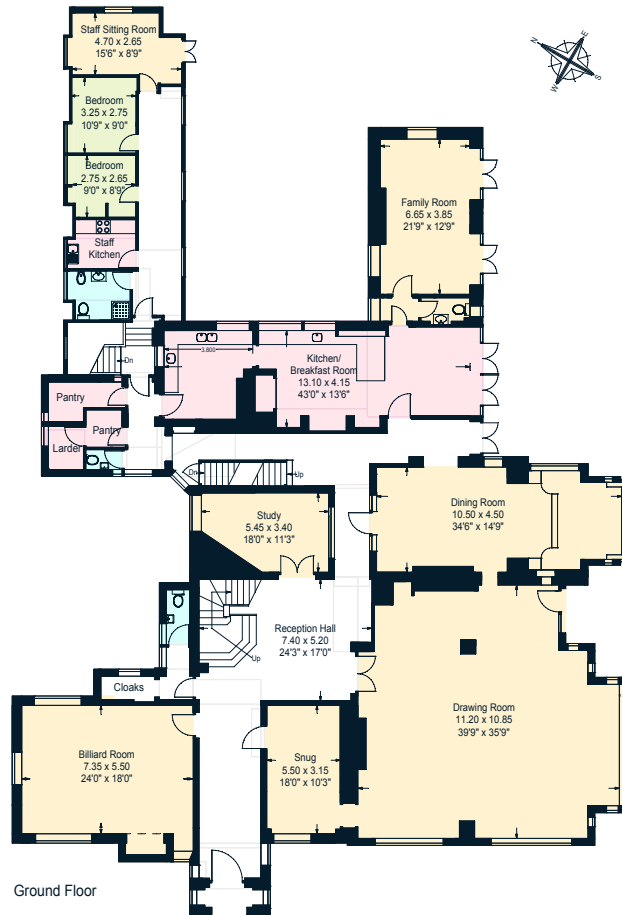
Services

Mains water and electricity, oil fired heating, private drainage.

Tenure

Freehold.





Ribsden Holt

Approximate gross internal area. Main house = 14,897 sq ft / 1,384 sq m (Including Garage / Basement),
Garden Lodge = 172 sq ft / 16 sq m

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, garden ornaments and statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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