



RIBSDEN HOLT

Chertsey Road, Windlesham, Surrey



AN IMPORTANT AND HIGHLY IMPRESSIVE PERIOD COUNTRY HOUSE

			EPC
7-9	7	5	G
			
37.4 acres			

Local Authority: Surrey Heath Borough Council
Council Tax band: H
Tenure: Freehold



DESCRIPTION

Ribsden Holt is approached via wrought iron entrance gates which open onto an exceptional driveway that winds gently up through the grounds. Bordering the drive are banks of rhododendrons, mature lawns and specimen trees. Approaching the front of the house, the eye is immediately drawn to the beautiful views southwards over miles of Surrey countryside to The North Downs. Views like these in this area are almost impossible to find. As you enter through an impressive front door the charm and character of Ribsden Holt is immediately apparent.

The reception hall and staircase are indeed rare examples of this style of architecture which continues throughout the house with beamed ceilings, polished wood floors, large open fireplaces, leaded light windows and fascinating interior latch doors.

The accommodation is laid out over four floors and the drawing room is particularly noteworthy being large enough to have a sitting area in front of a huge period fireplace, a bar area for guests and still have space for a grand piano. It also opens into the dining room so, combined, these rooms flow well for those who enjoy entertaining.

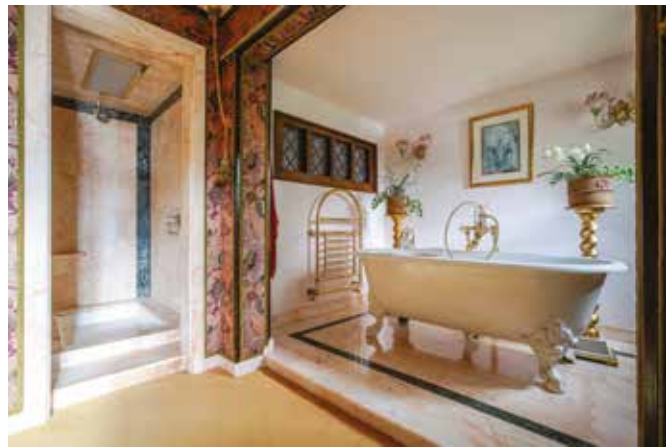


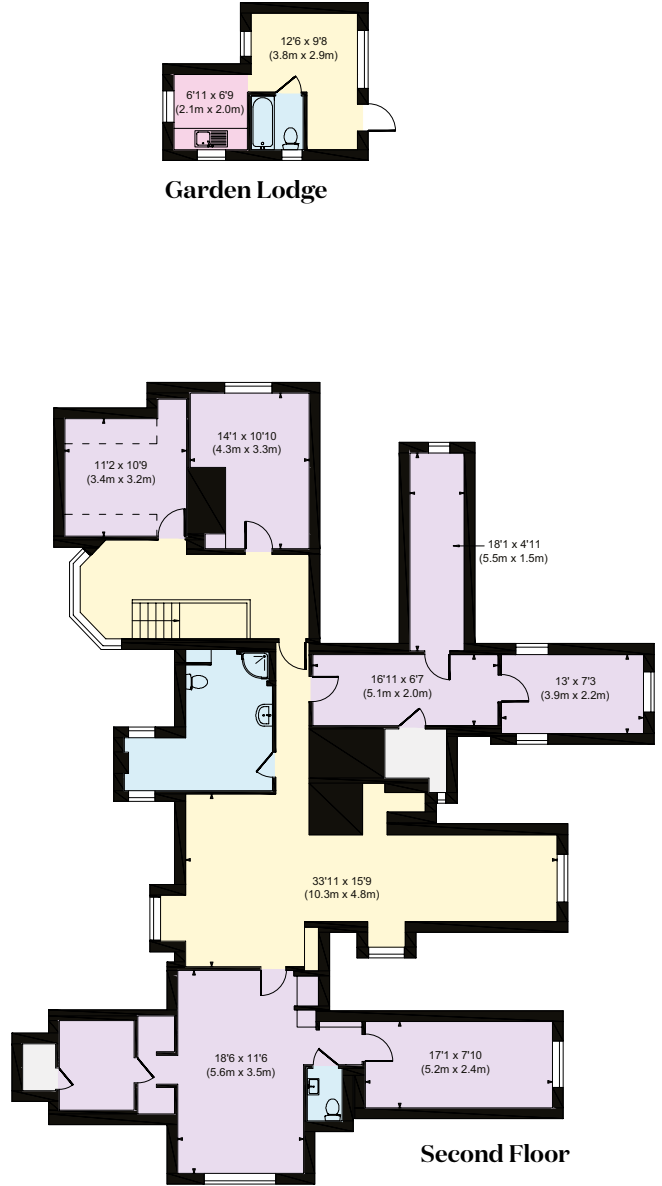
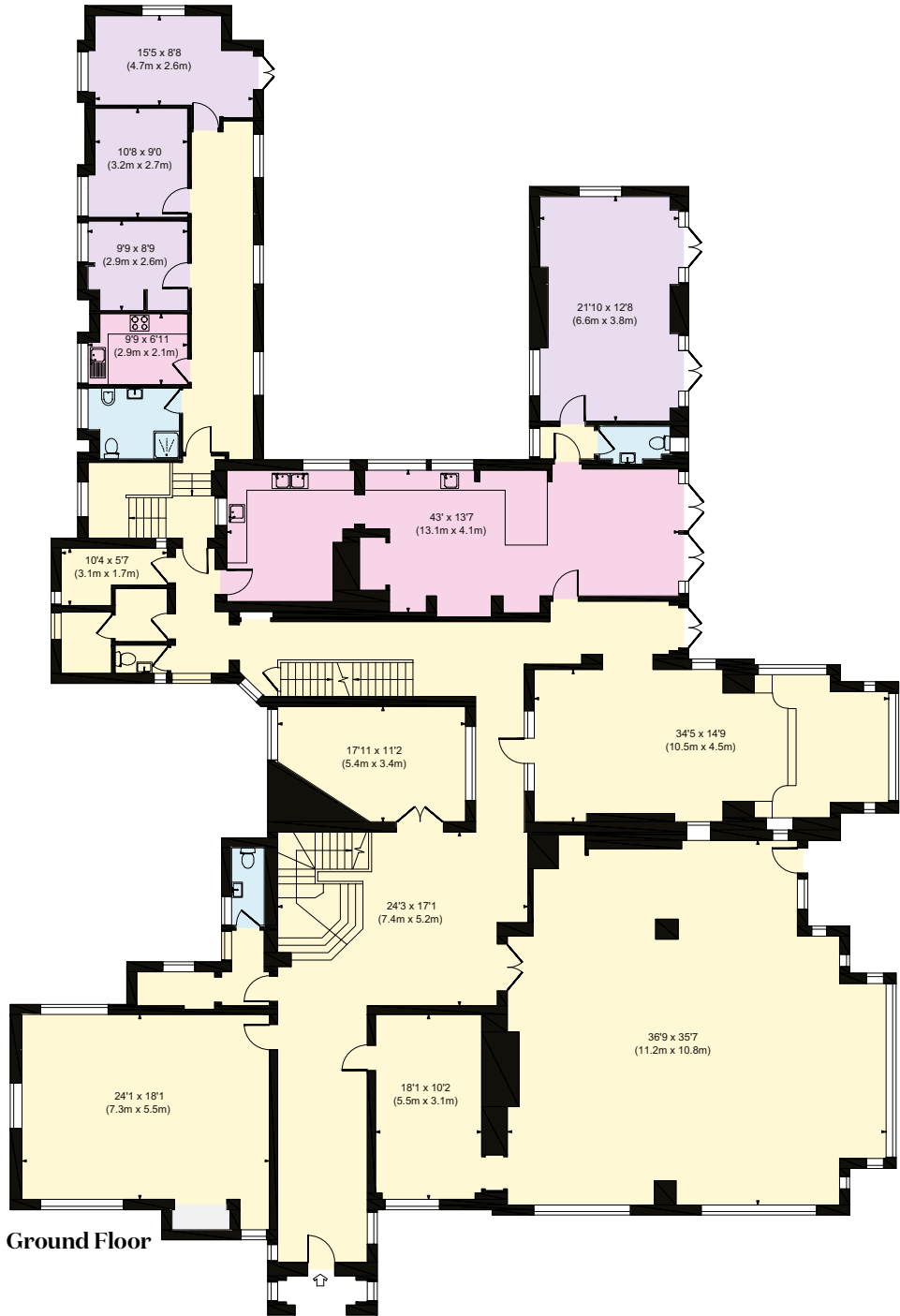
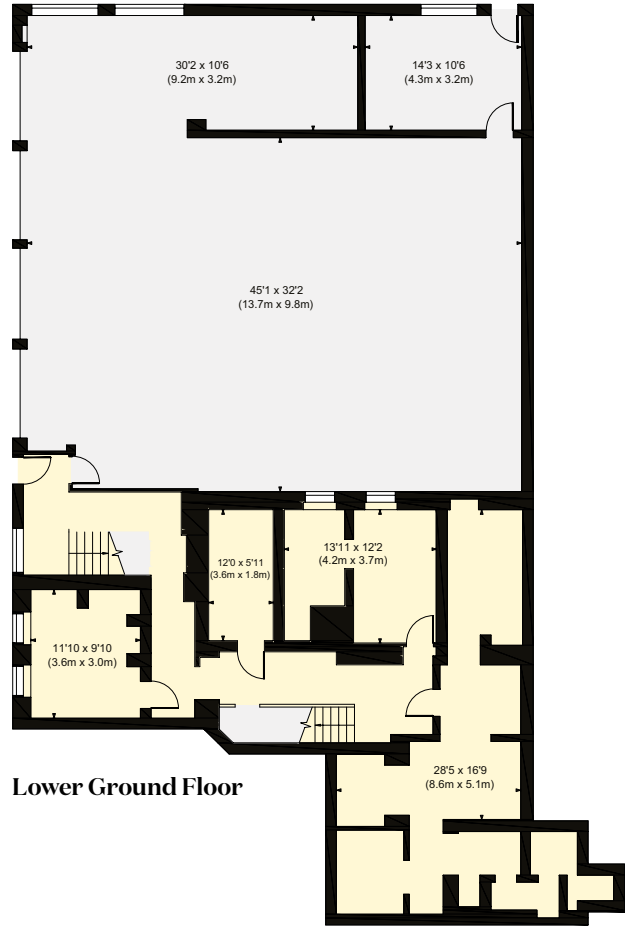


On the first floor the principal suite is equally impressive with double bay windows enjoying distant views, dual bathrooms and dressing rooms. There are three further suites on this floor, whilst the second floor offers additional bedrooms, sitting rooms and storage.

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







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

Garden Lodge

Approximate Gross Internal Area = Main House 13,122 sq. ft / 1,218.99 sq. m
Garage 1,776 sq. ft / 165.01 sq. m
Garden Lodge 172 sq. ft / 16.00 sq. m
Total 15,070 sq. ft / 1,400.00 sq. m

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

OUTSIDE

The extensive grounds extend to approximately 37 acres and comprise a mixture of formal lawns and gardens, exceptional rhododendron plant beds, various mature specimen trees and a 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 hole of Sunningdale's Old Course. The estate includes a detached self-contained garden lodge, a walled garden, former polo paddock, outbuildings and stabling for horses.

LOCATION

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.

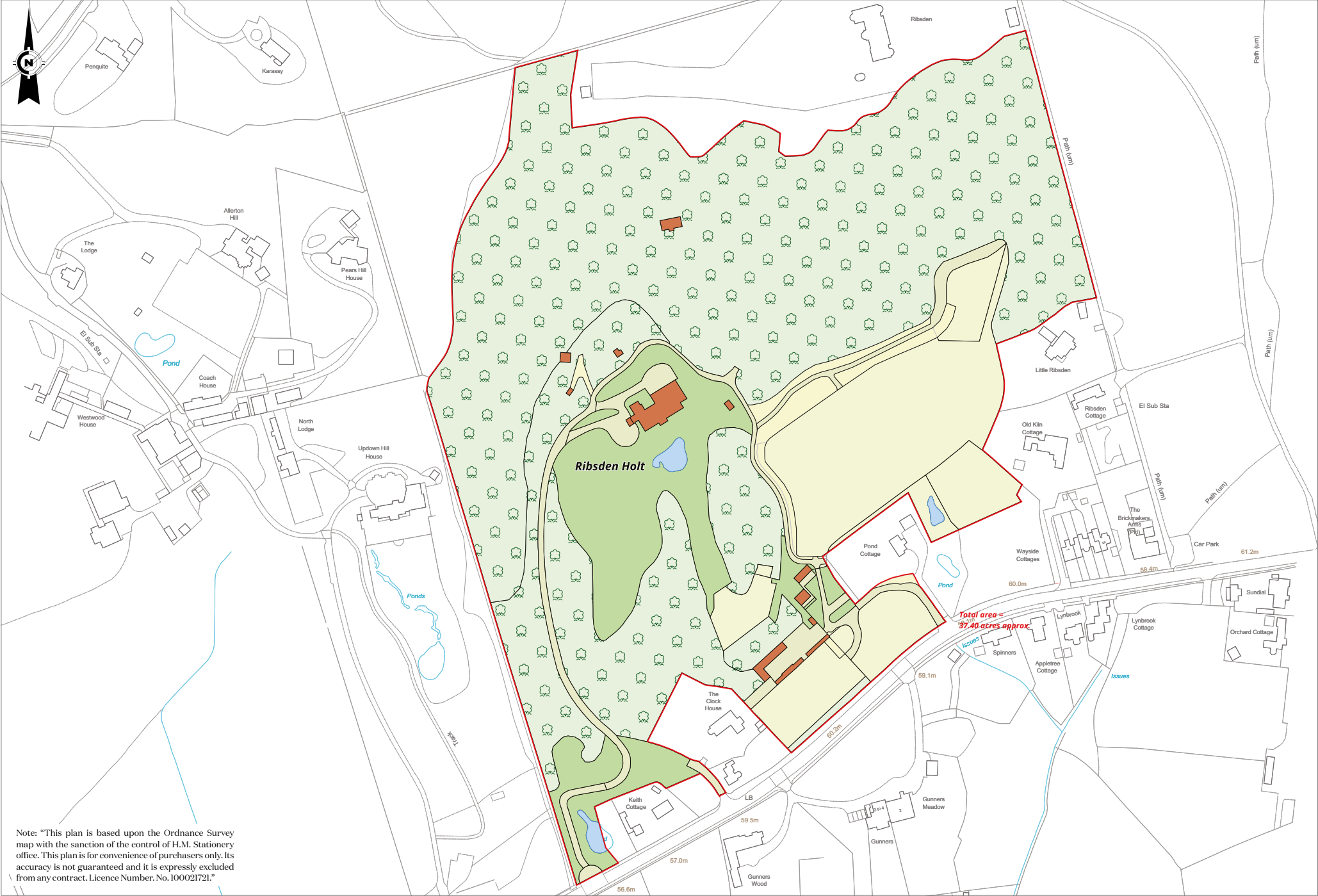
Conveniently located for access to the motorway network, with Junction 3 of the M3 being about 3.2 miles away. This connects with the M25 and provides good vehicular access to Central London, Heathrow and the West Country. It is worth noting that Farnborough Airport, an important hub for private aircraft, is only about 10 miles away.

The property is only about 2.5 miles from Sunningdale Station (Waterloo 50 minutes) and Waitrose supermarket. There are a number of good local shops in Windlesham and Sunningdale with Ascot offering a more comprehensive selection, including coffee shops and restaurants. The recently refurbished Brickmakers Pub, less than a quarter of a mile away, is highly regarded and has a great restaurant.

The area is ideal for those with sporting interests. There are several world renowned golf courses nearby including Sunningdale, Wentworth, Swinley, Queenwood and Foxhills. 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 several of the country's top Polo clubs are nearby. There is also the opportunity to walk from the property to Chobham Common which has some beautiful views over the 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. Wellington and Eton Colleges also provide excellent senior education locally.





We would be delighted
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