

# TWELVE OAKS POLO ESTATE

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WINDLESHAM | SURREY





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*Penny Hill Park Hotel 3.5 miles, M3 Junction 3 2.5 miles, Sunningdale 3.2 miles, Guards Polo Club 8 miles, Coworth Park Hotel 7 miles  
Windsor Great Park 8 miles, Central London 30 miles (All distances and times are approximate)*

*An exceptional opportunity to purchase a world class polo establishment extending to approximately 121.64 acres of land, with a range of excellent polo facilities, house, lakes, woodland and planning consent for more properties all convenient to Guards Polo. Planning permission has been approved and implemented for the redevelopment of the existing stables to provide a private gated development of eight detached homes.*

**HOUSE:** Foal Meadow with garden

**GROOMS ACCOMMODATION:** Eleven grooms flats, en suites with shared kitchen | Three larger staff flats, en suites with shared kitchen | Three 1 bedroom flats, en suites with own kitchen

**EQUESTRIAN:** One hundred and thirty stables | Sixteen paddocks | Horse walker | Eleven tack rooms | Horse box parking area (holds six horse boxes) | Brand new 100m x 50m arena with consent for flood lighting | Clubhouse for arenas (12m x 5m) | Brand new 600m exercise track | One arena 65m x 25m | Washroom for staff/equestrian equipment  
Gym | Clubhouse with bar/kitchen | Site office | Boot room/TV room | Male and female toilets | Courtyard with pond and BBQ station

**SHOOTING:** Shooting hut | Six clay shooting traps

**OUTBUILDINGS:** Large barn with mezzanine floor | Large compound | Two workshops

**GROUNDS:** Four lakes (two for irrigation - two ornamental) | Helicopter pad | Helicopter hanger | Tennis court | Childrens playground

**PITCHES:** Practice football pitch | Stick and ball pitch | Polo practice pitch | High goal size pitch

In all about 121.64 acres

**PLANNING:** Implemented planning permission, 18/0315 for the development of eight luxury homes (7 x five bedroom and 1 x four bedroom two storey dwellings with detached garages).





## SITUATION

Twelve Oaks is an exclusive and highly regarded polo club, set in the Surrey countryside on the edge of the village of Windlesham, close to Chobham. It is 8 miles from Guards Polo Club and within about 5 miles of Royal Ascot.

Windlesham has a variety of facilities including convenience shops and a variety of public houses and sporting facilities including tennis, bowls, and golf. Nearby Chobham, Ascot, Virginia Water and Windsor provide a wider range of facilities and shopping.

Twelve Oaks' location is ideally located near several landmark attractions including Royal Ascot, Wentworth, Virginia Water, Windsor Great Park. As a polo venue Twelve Oaks attracts players and patrons who want to be close to London but in the countryside surrounded by excellent facilities.

There is Coworth Park, the Dorchester group Hotel only 7 miles away and Penny Hill Park Hotel, Spa and Michelin star restaurant 3.5 miles away.

## COMMUNICATION

**Road** – Access to the M3 at Junction 3 is 2.5 miles away.

**Train** – There is a mainline railway station which offers regular and frequent services into London Waterloo in the nearby village of Sunningdale, which is 3.2 miles away.

**Air** – Farnborough Private International Airport is 9.6 miles away and Terminal 5 at Heathrow Airport is 16 miles away.

## SPORTING

There are many sporting opportunities in the area including the shooting ranges at Bisley catering for various types of shooting. There is polo at Guards and Cowarth Park and golf can be found at Sunningdale, The Berkshire, Wentworth, Swinley Forest. Racing can be found at Royal Ascot.





# POLO FACILITIES

Over the years the owners of Twelve Oaks have painstakingly built up the polo facilities to a world class standard. These include:

- High goal pitch with viewing area
- Stick and ball pitch
- Two irrigation lakes
- 130 stables
- 6 paddocks
- Horse walker
- 11 tack rooms
- Horse box parking area
- Parking area
- Grooms' facilities
- Club house and bar and kitchen
- Children's playground
- Washroom for staff
- Courtyard with pond and BBQ station
- 1 practice pitch
- Brand new 100m x 50m arena with consent for flood lighting
- Clubhouse for arenas (12m x 5m)
- Brand new 600m exercise track
- 1 x arena 65m x 25m
- Washroom for staff/equestrian equipment

These exceptional facilities together with the proximity to Guards Polo club make this a unique opportunity.





FOAL MEADOW

Conveniently located close to the polo yard, a substantial brick built detached family house extending 2,537 sq ft, comprising of four bedrooms (two en suite), family bathroom and WC, also includes a swimming pool and detached double garage. The property has planning consent granted for extension works to approximately 311 sq m.

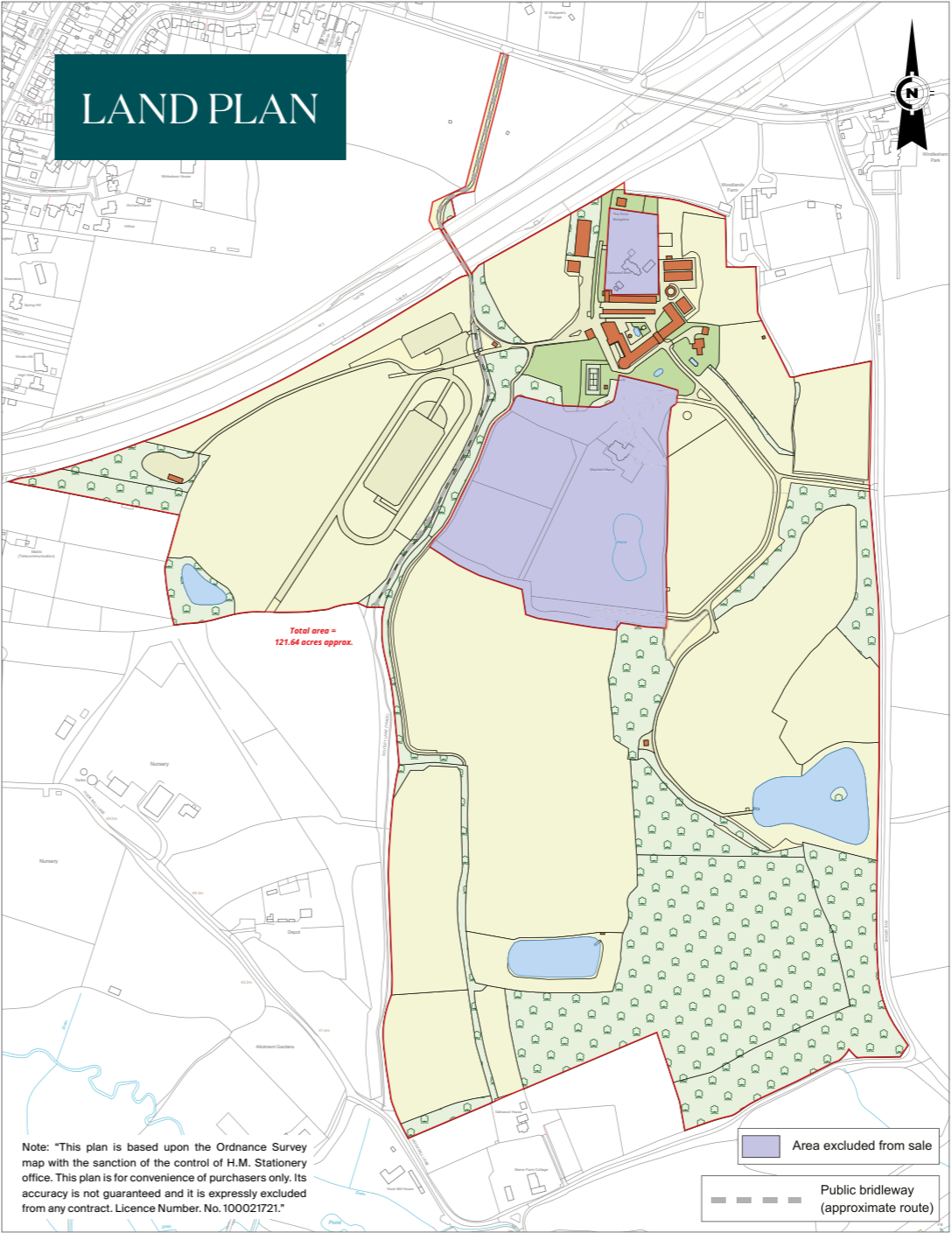


PLANNING CONSENT

Planning consent exists under permission number 18/0315 for the building of 8 new homes on the site of the exisiting polo buildings as per the plan below. More details from the selling agents.



Drawings are illustrative only and do not form part of an offer or contract



## GENERAL REMARKS & STIPULATIONS

- Tenure and Possession:** The estate is for sale freehold with vacant possession on completion.
- Wayleaves, Easements and Right of Way:** The estate is offered for sale subject to all wayleaves and rights of way as contained in the title deeds. There is a public bridleway as shown on the site plan.
- Fixtures and Fittings:** All items usually known as landlords fixtures and fittings are excluded from the sale but some are available by separate negotiation.
- Viewings:** All viewings must be made strictly by appointment with the agent.
- Services:** TBC
- VAT:** Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it become chargeable for the purpose of VAT such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

### Viewing strictly by appointment only. Please contact:

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