

KINGSMOOR



SUNNINGDALE | BERKSHIRE





KINGSMOOR

TITLARKS HILL | SUNNINGDALE | BERKSHIRE | SL5 0JB

*Sunningdale 0.8 miles (Waterloo from 51 minutes by rail) | Ascot 4 miles | M3 (Junction 3) 5 miles
M25 (Junction 11) 7 miles | Heathrow Airport 9.5 miles | London 26.5 miles
(Distances and times are approximate).*

AN IMPRESSIVE COUNTRY HOUSE IN A HIGHLY SOUGHT AFTER LOCATION
WITH MAGNIFICENT LANDSCAPED GARDENS AND GROUNDS.

Reception hall | Drawing room | Dining room | Family room | Kitchen/breakfast room | Study
Boot room | Laundry room.

Master bedroom suite with dressing room and bathroom | 4 further bedroom suites | Playroom
Guest/Staff wing with 2 en suite bedrooms | Kitchen | Sitting room.

Coach house with garaging and further ancillary accommodation.

Indoor swimming pool | Gym | Garaging.

In all about 3.45 acres.

Knight Frank
55 Baker Street
London W1U 8AN
Tel: +44 (0) 20 7681 5101

Contact: Stuart Cole
stuart.cole@knightfrank.com

Knight Frank
59 High Street
Ascot SL5 7HP
Tel: +44 (0) 1344 624 732

Contact: Edward Shaw
edward.shaw@knightfrank.com

www.knightfrank.com



BERKSHIRE

Kingsmoor is situated in a secluded position off Titlarks Hill, overlooking its beautiful gardens, with Sunningdale Golf Course beyond. Titlarks Hill is considered the most exclusive road in Sunningdale, the centre of which is about 0.8 miles away, providing extensive facilities and services for day to day needs. More extensive shopping and recreational facilities are available at Ascot (about 4 miles) and Windsor (about 8 miles).

Communications are excellent with the A30 providing direct access to central London and the national motorway network. The M3 (Junction 3) is about 5 miles to the south and the M25 (Junctions 11 and 13) about 7 miles to the east, providing fast access to London Heathrow (about 9.5 miles) and Gatwick Airport to the south east. Sunningdale provides a regular British Rail train service to (Waterloo) taking from approximately 51 minutes.



Shopping

Sunningdale, Ascot and Virginia Water provide a good range of shopping, boutiques and supermarkets.

Schools and Colleges

Eton College, Royal Holloway, St. Mary's School, Heathfield, St. George's School for Girls, Papplewick, Lambrook, Wellington College, ACS and TASIS in Egham.

Golf

At Sunningdale, Wentworth, Queenwood, Foxhills, Swinley Forest and The Berkshire.

Fine Dining

At The Waterside Inn and The Fat Duck at Bray, The Wentworth Club, Coworth Park, The Latymer Restaurant at Pennyhill Park in Windlesham.

Racing

At Ascot, Windsor, Epsom and Sandown Park.

Polo

At The Guards Polo Club at Smiths Lawn, Windsor Great Park and at the Royal County of Berkshire Polo Club.

Travel

Heathrow, Farnborough and Northolt Private Airfields are within easy reach with Gatwick further afield.

Sunningdale - Mainline train to Waterloo from approximately 51 minutes.





KINGSMOOR

Kingsmoor is located on Titlarks Hill, moments from the centre of Sunningdale, and entered through two solid oak entrance gates with automated video entry system. The drive sweeps in front of the house with parking and turning areas bordered by colourful herbaceous borders and specimen trees. In a quiet and private secure setting, the house has an imposing charm and character with stunning mature gardens and grounds.

The property is Edwardian, dating back to the early 1900s, and has many fine period features including wooden floors, ornate cornicing, stone fire surrounds, large sash windows and French doors. The rooms all have a light and airy feel, aided by large windows and tall ceilings.

Over recent years the property has been renovated and substantially upgraded.

A stone pillared entrance porch and tall oak double doors give access through to the grand reception hall with galleried landing above. The hall leads to a reception area with an open fire and beyond, French doors lead out onto the loggia and dramatic formal gardens.

The reception rooms flow well throughout the ground floor and are of classic period proportions with high ceilings and large windows. Numerous French doors from the south-facing reception rooms provide wonderful views and easy access out onto the terrace and the gardens and grounds beyond.

Ideally suited for entertaining, the property works equally well for the demands of a modern family lifestyle with a large kitchen and breakfast room with French doors out to the terrace.





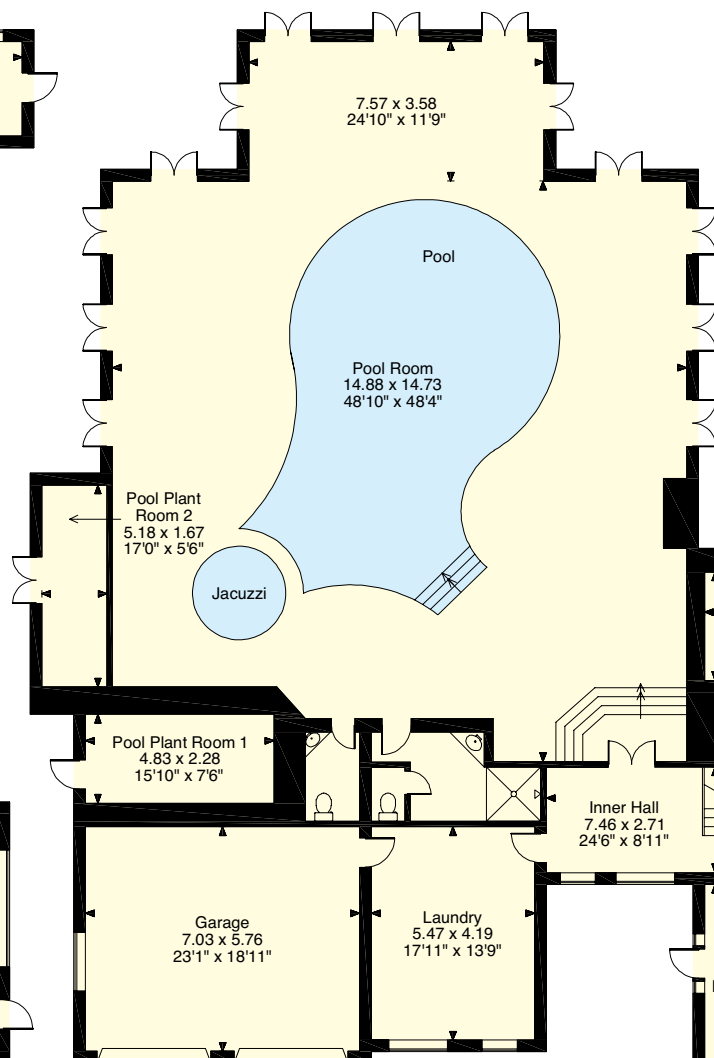
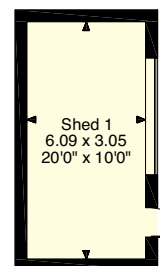
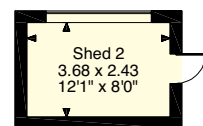




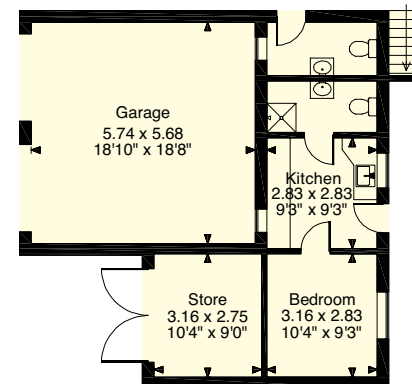
The first floor accommodation benefits from 5 well proportioned bedroom suites including a superb master bedroom suite. In addition there is a large playroom and a self-contained two bedroom flat at the Eastern end of the house, ideal for either guest or staff accommodation. There is an extensive attic on the second floor.

There is a magnificent indoor swimming pool complex on the ground floor and outside is located the coach house comprising further ancillary accommodation and garaging.

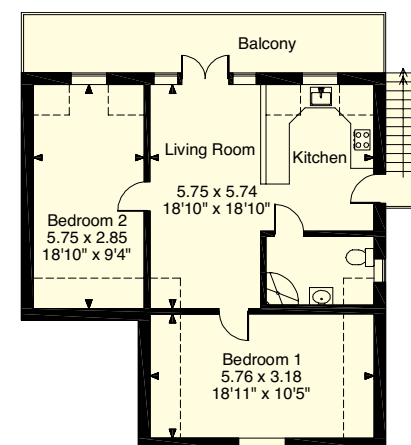




Ground Floor

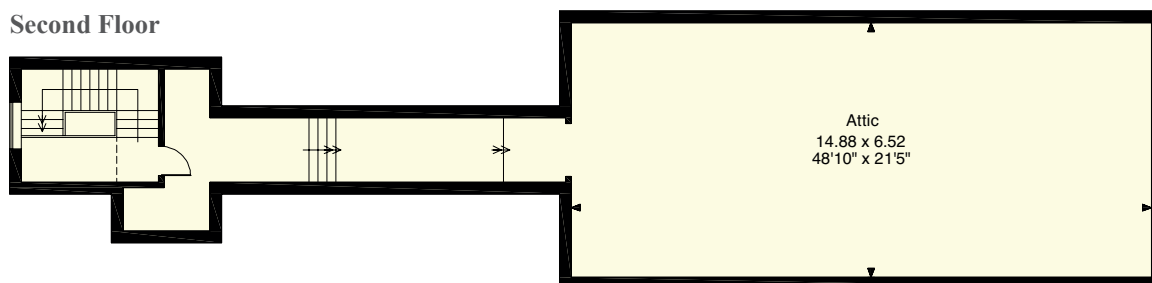


Annexe
Ground Floor

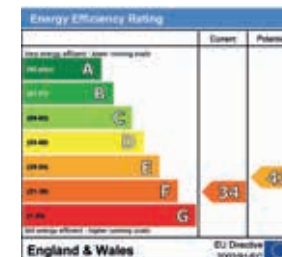


Annexe
First Floor

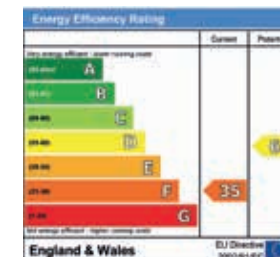
Second Floor



MAIN HOUSE



ANNEXE



Approximate Gross Internal Area:

Main House - 1,161 sq m (12,504 sq ft)

Garage - 40 sq m (436 sq ft)

Annexe - 84 sq m (897) sq ft

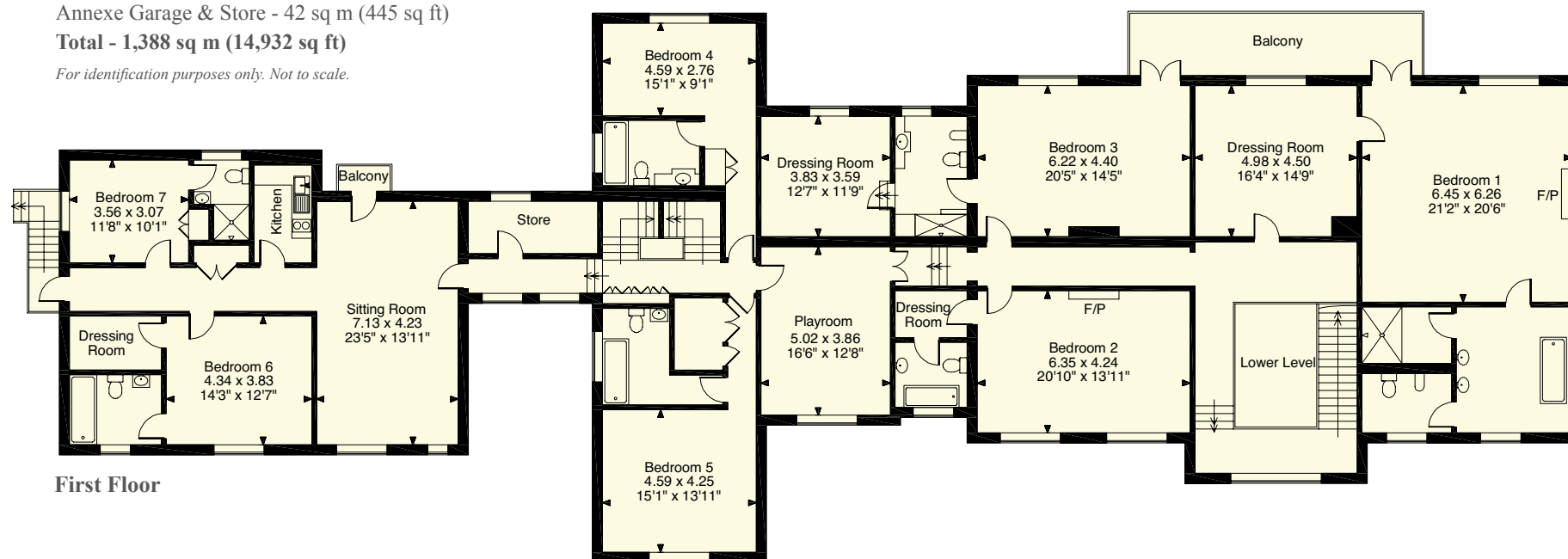
Pool Plant Rooms - 20 sq m (212 sq ft)

Sheds & Boiler Room - 41 sq m (438 sq ft)

Annexe Garage & Store - 42 sq m (445 sq ft)

Total - 1,388 sq m (14,932 sq ft)

For identification purposes only. Not to scale.



First Floor

GARDENS AND GROUNDS

The gardens are a major feature of the property and mainly lie to the southern side of the house with the southern and western sides flanked by a York stone terrace. The main southern elevation is dominated by a pillared loggia, providing a pretty covered dining area adorned by a glorious wisteria.

From the terrace, which is bordered by Olive trees and Lavender beds, stone steps lead down to the gardens. Mainly laid to lawn, the grounds are interspersed with mature herbaceous borders of Rhododendrons and Azaleas and other ornamental trees and shrubs bursting with a variety of colour. Towards the end of the garden there is also a pretty Cherry tree avenue.

Completely enclosed by fencing and hedging, the whole property is not only very secure but also very private. There is a small gate leading onto Sunningdale Golf Course.





SERVICES

All mains services are connected. Mains gas central heating.

TENURE

Freehold.

LOCAL AUTHORITY

Royal Borough of Windsor and Maidenhead.

Tel: 01628 683800.

VIEWING

Strictly by appointment with the Vendor's Agents.

FIXTURES AND FITTINGS

Certain fixtures and fittings, including fitted carpets, curtains/blinds, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

DIRECTIONS

From London take the M4 to the junction with the M25 (J4B) and turn left towards Gatwick. On the M25 take junction 13 at Staines. Follow signs for the A30 towards Camberley / Ascot / Bagshot.

Continue past Egham, Virginia Water and past the entrance to the Wentworth Golf Club on the left. Continue into the village of Sunningdale and turn left in the centre of the village into Chobham Road, the B383, towards Chobham and Woking. Continue over the railway bridge and take the second turning on the right into Titlarks Hill Road. Continue up to the top of the hill and before the road bends to the right, Kingsmoor will be found on the left hand side.

Particulars dated: June 2018.

Photographs dated: May 2017.

