



Unique refurbishment/development opportunity in prime 1.28 acres

Orchard Manor, Shrubbs Hill Lane, Sunningdale, SL5 0LD

Freehold

savills



Main House: Entrance hall • Cloakroom • Drawing/entertaining room • Dining room • Study • Kitchen • Utility room • Principal suite of bedroom, dressing room and bathroom • Bedroom and bathroom suite • Further bedroom • Indoor swimming pool with changing room (requiring full modernisation)

Office/studio • Detached lodge • Garage/workshop

Secluded and private gardens • former tennis court

About 1.28 acres

Potential to either redevelop or refurbish/extend

Distances

Sunningdale 0.8 mile,
Heathrow Airport T5: 8.5 miles,
Central London: 25 miles

Description

Orchard Manor is an attractive family home offering a wealth of character and sitting in a secluded, private gated plot of about 1.28 acres. Now requiring some modernisation, it offers huge potential to either completely redevelop or extend/improve, subject to the necessary planning consents.

The property benefits from planning consents (Ref: 07/01146, granted 20th June 2007) for the construction of a detached 6 bedroom dwelling with bonus accommodation above double garage, with further non material amendments consented on 11th April 2017 (Ref: 16/03321/NMA).

Other planning applications have been granted historically including for the erection of a detached double garage and store together with a 3.9m high columned arcade around existing tennis court (renewed in 2006).

The full planning history can be found on the Royal Borough of Windsor and Maidenhead website - <https://www.rbwm.gov.uk/home/planning>.

The ground floor comprises a spacious entrance hall, a drawing/entertaining room with bar area, feature fireplace and doors opening to the secluded and private rear sun terrace. Further double doors from the bar area lead to the indoor swimming pool (which is in need of complete updating and is not currently used) with a changing room. The ground floor of the main house also includes a dining room, study, fully integrated kitchen/breakfast room, utility room and guest cloakroom.

On the first floor there is a principal suite with bedroom, dressing room and en suite bathroom, further bedrooms and a family bathroom.

Outside, the property is approached via electric gates leading to an impressive circular driveway providing parking for several cars. The gardens to the rear are mainly laid to lawn with a terraced



area ideal for outside entertaining, mature borders, hedging and trees extending to the boundaries and providing seclusion and privacy.

In addition to the main house there are several further buildings including a detached studio/office, garage/workshop and a detached lodge in need of updating. To the north of the grounds is a former tennis court.

Situation

Orchard Manor is located in a beautifully secluded plot in one of Sunningdale's finest roads, with a nearby public footpath providing access onto Wentworth Golf Club. The locality is rural and leafy yet perfectly positioned for easy access to London and the motorway network. By road, Central London is about 25 miles away and is reached via the M3 and the M4. Heathrow Airport is about 8.5 miles away, while private jet facilities are available at Farnborough Airport about 13.8 miles away.

Sunningdale local shops, Waitrose and main line station providing services to London (Waterloo) are within walking distance, about 0.8 mile away.

A wealth of exceptional leisure amenities lie close at hand and include the following: Wentworth, Sunningdale, Windlesham, Swinley Forest and The Berkshire golf clubs; polo at Coworth Park, the Royal County of Berkshire Polo Club and Guards Polo Club; horse racing at Ascot and Windsor. The picturesque Virginia Water Lake and The Savill Garden are both within easy reach, with horse riding in

Windsor Great Park and Chobham Common.

There are a number of renowned schools including Hall Grove, Lambrook, Papplewick, St George's and St Mary's Schools in Ascot. Eton and Wellington Colleges are within easy reach as are the International options, TISIS and ACS Egham.

Services

The property has mains gas, electricity, water and drainage.

Fixtures and Fittings

All items of fixtures and fittings, including fitted carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

Tenure

Freehold

Local Authority

Royal Borough of Windsor and Maidenhead.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by prior appointment.





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Approximate Area 416.4 sq m / 4482 sq ft

Garage / Workshop 52.9 sq m / 569 sq ft

Outbuilding 72.8 sq m / 784 sq ft

Total 542.1 sq m / 5835 sq ft

Including Limited Use Area (5.9 sq m / 63 sq ft)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-94) B		
(69-80) C		71
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

For identification only. Not to scale. © 212019PF

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