

TORY HALL FARM



WINKFIELD • BERKSHIRE





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Ascot ~ 4 miles, Windsor Station ~ 4.5 miles (London Paddington by train from 29 minutes), M4 (J6) ~ 6 miles,
M25 (J12) ~ 10 miles, Heathrow ~ 16 miles, Central London ~ 29 miles
(all mileages are approximate)

A fine period residence in the heart of this exceptional village

Main House

Reception hall, drawing room, dining room, sitting room, study, kitchen/breakfast room, pantry, utility room, 2 cloakrooms, master bedroom with en suite dressing room and bathroom, 2nd bedroom with en suite, 3 further bedrooms, family bathroom, balcony and loft.

Gated Pool Area

Outdoor swimming pool, pool house comprising reception room with kitchen area and wet room

Barn

Gym with kitchen area, shower room and sitting room

Stable/Garage Block

2 stables, polo room, double garage with studio apartment above, gated kennel compound

Stable Annexe

Bedroom, bathroom, separate WC, reception room and kitchen

Beautiful Gardens

About 1.5 Acres

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SITUATION

Tory Hall Farm enjoys a rural setting in the highly regarded village of Maidens Green set within beautiful gardens and grounds. Located nearby is the well regarded gastro pub, The Winning Post, and ample polo clubs for the equestrian enthusiast.

The village is supremely well situated for easy road communication from the M4 which provides access to Heathrow, Central London and the West Country and also links to the M25. Rail access is equally convenient with direct services to London Paddington or London Waterloo available from Windsor or Ascot.

A wide range of shopping and leisure facilities may be found at Windsor, Sunningdale, Ascot and Reading. Sporting/ recreational facilities in the region include polo at Guards Polo Club and Royal County of Berkshire Polo Club; golf at Wentworth, Sunningdale, The Berkshire & Swinley Forest golf clubs; racing at Ascot, Windsor, Kempton Park and Sandown Park; flying at White Waltham Airfield; walking and riding in Windsor Great Park; rowing at Maidenhead Rowing Club, Dorney Lake and Henley, home to the renowned Henley Regatta.

Extensive schooling in the area includes, Lambrook, Eton College, St Mary's and St. George's in Ascot, Heathfield, Papplewick, The American Community School (which offers the International Baccalaureate) and Royal Holloway University.



DESCRIPTION

Tory Hall Farm is believed to have been built by John Webb, a staunch conservative and butcher, on land that formed part of the Abbey of Abingdon and, at that time, was named Tory Hall.

It was sold with an additional 64 acres in the 1940s and then became Tory Hall Farm.

The main house is an impressive country residence of the Victorian era with later skilful and sympathetic additions combining to create an elegant family home. It benefits from a wonderful setting and, faithful to its period, the house has classic red brick elevations under a clay tiled roof, and is complemented by formal gardens to the front and landscaped gardens to the rear.

The property is accessed via electronically operated wrought iron gates, set between brick piers and opening onto a shingle driveway. Set within gardens and grounds, it is positioned to take advantage of the seclusion and privacy.

In addition to the main house, there is ancillary accommodation in the form of a stable annexe and a barn conversion.

Internally, the generously proportioned accommodation is arranged over two floors and many of the rooms are light and gracious with exceptional views over the beautifully maintained gardens. The numerous features of the house include oak wall panelling in the study, fireplaces, excellent ceiling heights, sash windows, detailed cornicing, decorative ceiling roses and concealed radiators.



ACCOMMODATION

GROUND FLOOR

The Reception Hall creates a welcoming impression upon entering the house and provides access to the principal reception rooms. The elegant dining room, with its twin sash windows offering a pleasing outlook over the front gardens, boasts ornate moulded cornicing, a theme that has been carried through to the generously proportioned Drawing Room where a marble working fireplace provides a focal point. Twin sash windows overlook the formal front gardens whilst to the rear, double doors open out to the paved sun terrace that provides a superb area for 'al fresco' dining. The terrace spans the width of the house and may also be reached via the Sitting Room and Kitchen/Breakfast Room, thereby providing additional entertaining space. The bright and airy Sitting Room which features a large arched window in addition to the French doors opening out to the terrace has a wall of fitted bookshelves with cupboards under and a central inset fire. Double doors open into the Drawing Room where a further door provides access to a good size Study with feature stone fireplace and part oak-panelled walls.

There is access from this room to a lobby where there is an entrance door opening out to the front of the house and where there is also a secondary staircase leading up to the first floor.

The dual aspect Kitchen/Breakfast Room is undoubtedly a fine feature of the property, with its high part-vaulted ceiling and French doors beneath a large fanlight, opening out to the terrace. The kitchen is fitted with an extensive range of units, granite work surfaces that create a striking contrast to the cabinets, and an Aga with an additional 4-ring gas hob. A useful central island doubles up as a breakfast bar with cupboards below and there are integral appliances including a dishwasher, microwave and fridge/freezer. A Welsh-style dresser, echoing the style of the kitchen units, is situated in the breakfast area and Travertine tiled flooring extends throughout this room, the utility room and cloakroom.

FIRST FLOOR

Stairs rise from the Reception Hall to the first floor landing where a large feature arched window maximises natural light and overlooks a roof terrace and gardens to the rear. The Master Bedroom Suite enjoys wonderful views over the gardens from its twin sash windows and benefits from direct access to the roof terrace via double doors.

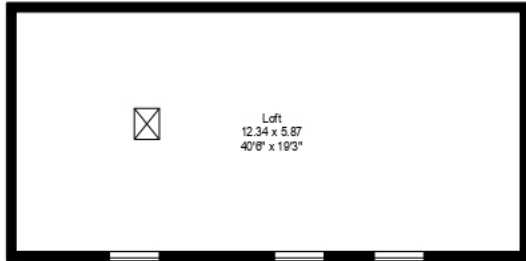
In addition to a walk-in wardrobe, it has a spacious dressing room fitted with a range of wardrobe cupboards and a bathroom featuring a 'ball and claw' footed bath and a separate shower. (Access to the ground floor is available from the dressing room).

There are four further bedrooms on this floor, one with an en suite bathroom and two with wash hand basins. There is a family bathroom that, as in the master en suite bathroom, features a 'ball and claw' footed bath and a separate shower cubicle.

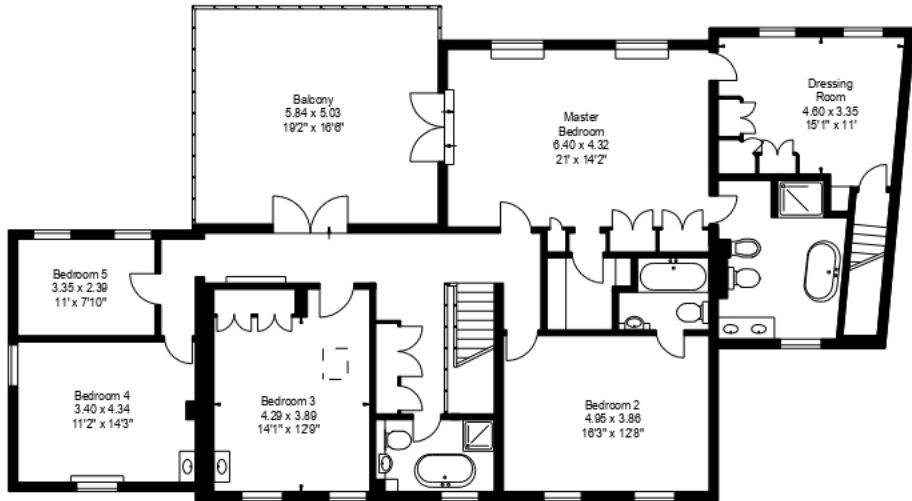


**Main House,
Tory Hall Farm,
Maidens Green, SL4 4QV**

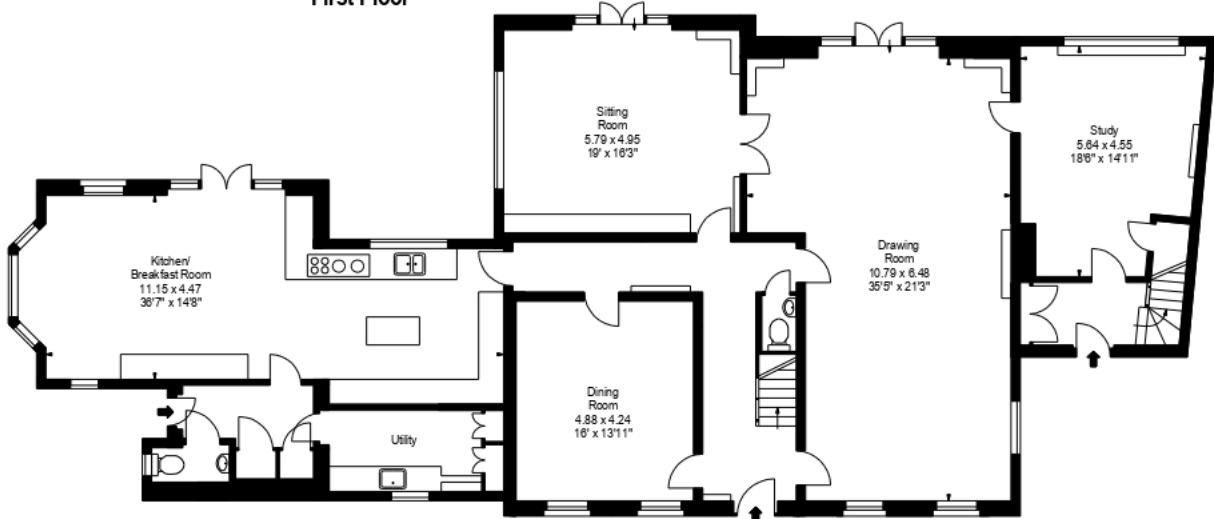
Gross internal area (approx) :
406.9 Sq m (4,381 Sq ft) (Excluding Loft)
479.5 Sq m (5,161 Sq ft) (Including Loft)
For identification purposes only. Not to scale
© BKR Floorplans



Second Floor



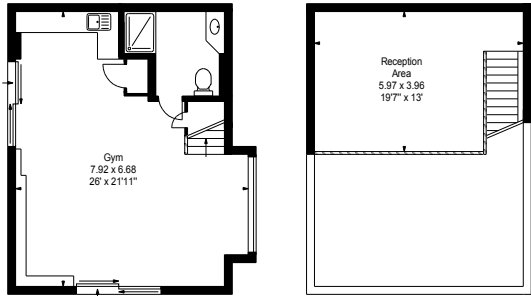
First Floor



Ground Floor

**Barn,
Tory Hall,
Maidens Green, SL4 4QV**

Gross internal area (approx) :
73.3 Sq m (789 Sq ft)
For identification purposes only. Not to scale
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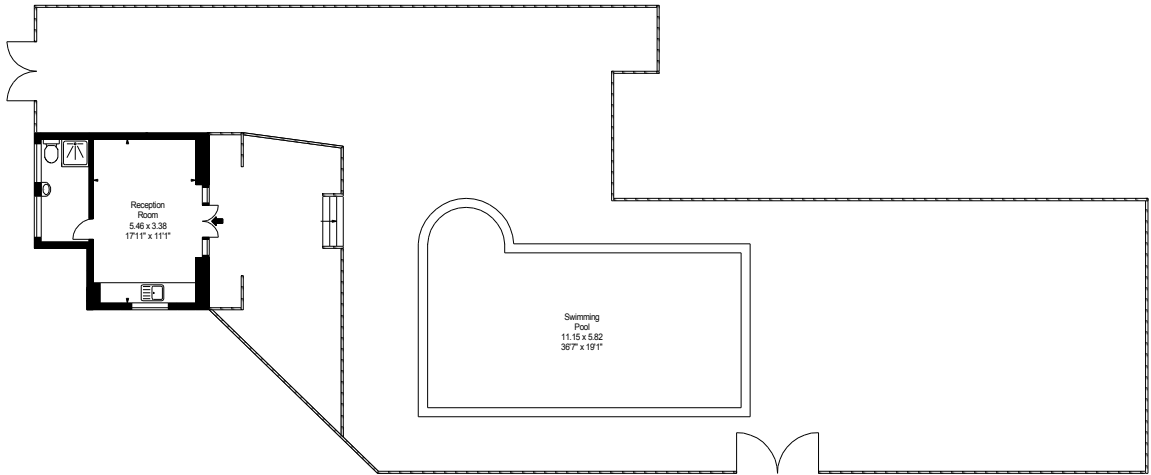


Ground Floor

Mezzanine

**Pool House,
Tory Hall,
Maidens Green, SL4 4QV**

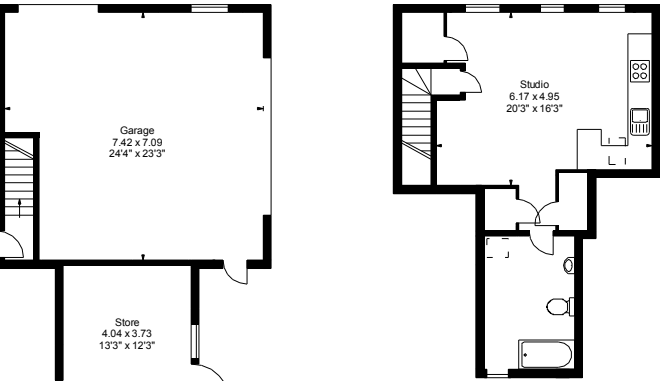
Gross internal area (approx) :
25.3 Sq m (272 Sq ft)
For identification purposes only. Not to scale
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Ground Floor

**Stables,
Tory Hall,
Maidens Green, SL4 4QV**

Gross internal area (approx) :
563.7 Sq m (6,068 Sq ft)
For identification purposes only. Not to scale
© BKR Floorplans



Ground Floor

First Floor



OUTSIDE

BARN

A fine example of a timber framed barn that has been reconstructed and renovated to provide superb accommodation/leisure space. As one would expect in a property of this style, it is rich in exposed timbers and boasts a high vaulted ceiling. The ground floor enjoys a triple aspect, with entry being obtained either by double sliding doors to the front or additional sliding doors providing access from a charming Japanese-style garden. The impressive galleried gym incorporates a kitchen area and there is an adjoining shower room fitted with a modern suite. A galleried sitting room is located on the upper floor.

STABLE/GARAGE BLOCK

Situated to one side of the driveway, this building is sympathetically constructed from red brick under a clay tiled roof topped by a clock and weather vane. Situated at one end of the building is a double garage with an electrically operated door to the front and a further door at the side to allow for machinery/vehicular access. The building also houses three loose boxes, each with a window and one currently being used as a polo room, and a kennel compound comprising an enclosed, gated run area and a brick-built kennel. To the rear of the building, access may be gained to a studio apartment situated above the garaging and also to the stable annexe comprising a bedroom, bathroom, reception room and kitchen.

(Please note that the garage behind the annexe is let to a neighbouring protected tenant further details available through the agent)

POOL AREA

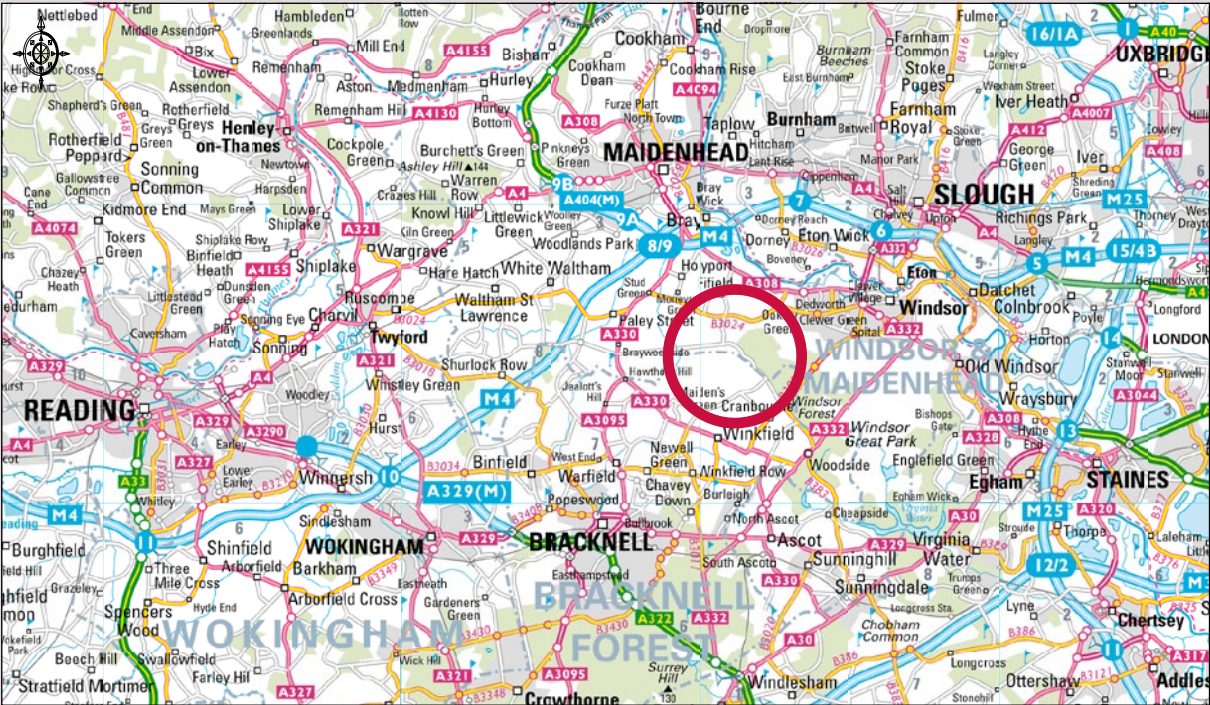
Located at the rear of the gardens and accessed via double wrought iron gates, the enclosed pool area provides a high degree of privacy and enjoys a Mediterranean feel. The pool is set within a paved surround with inset flower/shrub beds and an area of lawn with adjacent rose covered walkway provides additional interest. The pool house provides a stylish and serene place for relaxation and/or a base for poolside activities. The accommodation comprises a sitting room incorporating a kitchen and an adjoining wet room

GARDENS AND GROUNDS

The grounds truly are a wonderful feature of the property, successfully combining gardens and equestrian facilities to create an outstanding setting for the property. To the front, a brick paved path flanked by lavender beds and areas of lawn leads to the main house entrance and gravelled parking area.

The garden is stocked with a variety of flowering plants, shrubs and trees including a magnificent pine. To the rear, the extensive and beautifully maintained lawn, over which the sun terrace looks, extends down to the swimming pool area and kitchen garden. Various areas of visual interest have been created, notably a large pond with a central water feature and a small bridge, encircled by a 'slate chip' pathway. The pond is fed by a small waterway originating from a decorative well and serviced by a water circulation system.

Beyond this, there is a pebbled area surrounding a large weeping willow and adjacent to the swimming pool area, there is an enclosed kitchen garden with vegetable beds, espaliered pear trees and a small orchard of pear and apple trees.



ADDITIONAL INFORMATION

POSTCODE
SL4 4QU

TENURE
Freehold with vacant possession upon completion.

SERVICES
All mains services and part-solar energy.

LOCAL AUTHORITY
Bracknell Forest Council. Tel: +44 (0) 1344 424642

VIEWING
Strictly by appointment with Savills

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

DIRECTIONS

From London take the M4 to Junction 6 and at the exit roundabout turn left, signposted to Windsor (A355). Proceed along the dual carriageway and continue straight on at the next roundabout. Turn right at the traffic lights at the next T-junction, signposted to Ascot Racecourse and Legoland (B3022). Go straight over the Legoland roundabout and at the next roundabout, take the second exit into North Street, remaining on the B3022. Immediately take the first turning on the right into Drift Road and then take the next left into Winkfield Lane. The entrance to Tory Hall Farm will be found after about 1.4 miles on the left hand side.

Main House

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	47
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Studio

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	47
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Barn

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	47
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Annexe

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	47
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

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Photographs taken: July 2011
Brochure Prepared: September 2020



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