



Ridgewood House

ENGLEFIELD GREEN • SURREY



Ridgewood House

RIDGEMEAD ROAD • ENGLEFIELD GREEN • EGHAM • SURREY
TW20 0YD

Windsor 4 miles • Heathrow Airport 11 miles • London 23 miles
(All distances are approximate)

An exceptional and rare property in one of Surrey's most prestigious locations.
Planning consent for a new c.21,500 sq ft mansion and for a further second
home of 4,860 sq ft.

Existing Main House

Ground floor: Reception hall • Cloakroom • Drawing room • Orangery • Dining room • Family room • Study •
Kitchen/breakfast room • Utility room.

First floor: Master suite comprising bedroom, dressing room, walk in wardrobe, bathroom and balcony • 4
Further bedroom suites • Bedroom 6/study • 2 Further balconies.

c.5,374 sq ft, with planning consent to extend to c.7,039 sq ft (plus balcony space of c.250 sq ft)

Existing Coach House

Coach house comprising 2 bedroom 'Garden Flat' • Double length garage • Games room with bar • Cloakroom.
c.1,900 sq ft

Outside

Outdoor swimming pool • Tennis court • Outbuildings with planning consent • Lovely landscaped gardens.

About 5.1 acres

SAVILLS WINDSOR
The Gallery, 3 High Street,
Windsor SL4 1LD

John Henson
Tel: 01753 834 643
john.henson@savills.com

SAVILLS LONDON OFFICE
33 Margaret Street,
London W1G 0JD

Paul Finnegan
Tel: 020 7409 8877
pfinnegan@savills.com

HANOVER PRIVATE
7 Grosvenor Gardens
London SW1W 0BD

Alex Newall
Tel: 07884 262 774
an@hanover-private.com



HANOVER PRIVATE



SITUATION

Local Amenities

Schools: Excellent local schools include Bishopsgate School, St John's Beaumont, Eton College, St George's School in Windsor, St Mary's Ascot, Lambrook, Papplewick, Heathfield, The ACS and TASIS International Schools, Harrow School, Wellington College and Wycombe Abbey for Girls.

Fine Dining: Coworth Park, The Wentworth Club, The Waterside Inn and Fat Duck in Bray, The Latymer Restaurant at Pennyhill Park.

Racing: At Ascot, Windsor, Epsom, Kempton and Sandown Park.

Polo: At Guards Polo Club in Windsor Great Park, The Royal County of Berkshire Polo Club in Winkfield and Cowdray Park further afield.

Golf: At Wentworth, Sunningdale, Swinley Forest, Queenwood and Foxhills.

Travel: Heathrow and Farnborough airports both lie within easy reach. Egham train station provides a regular service to London Waterloo from about 37 minutes. The M25 is close by giving easy access to London and the national motorway network.

Walking: Walking, riding and other country pursuits are on the doorstep in Windsor Great Park.





DESCRIPTION

Ridgewood House was built in 1998 and has attractive rendered brick elevations under a tiled roof. The main house currently extends to about 5,374 sq ft and the Coach House to 1,928 sq ft. Ridgewood House occupies an exclusive position in one of the most sought after and superbly accessible locations outside London. The area is synonymous with some of the world's most prominent families and lies very close to the edge of the 4,800 acre Windsor Great Park. The property benefits from exceptional access to London. The M25 provides access to Heathrow Airport and the M4, which provides direct access into the heart of London. Although the commuter links are superb, the area around the property still maintains a rural feel.

Copy link to view the video tour for Ridgewood House:
<https://vimeo.com/473206280>



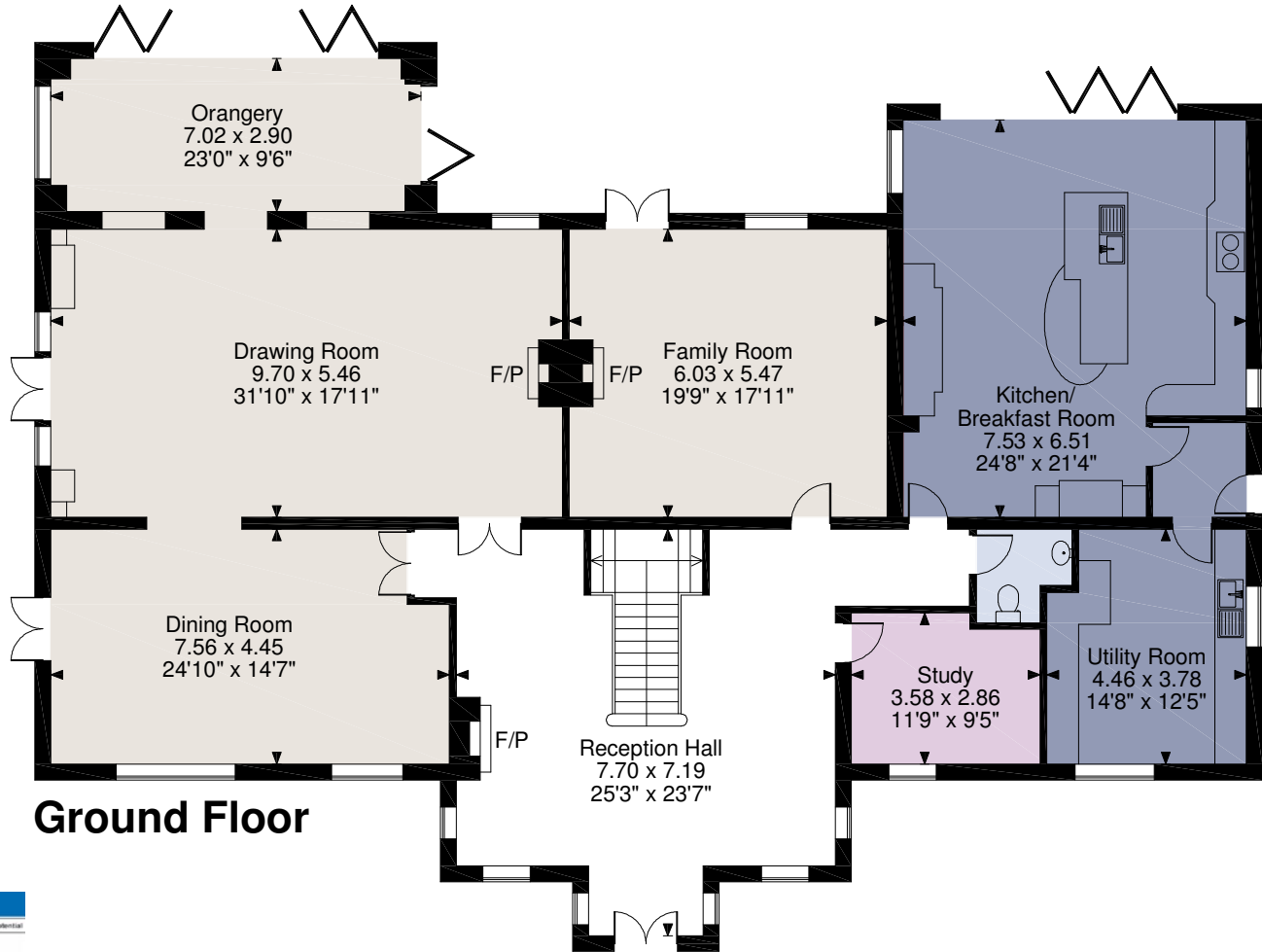




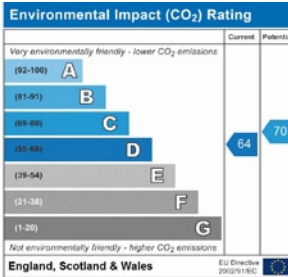
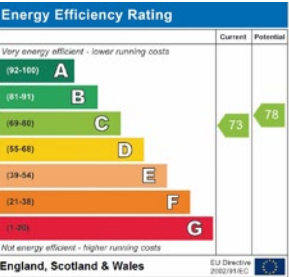
RIDGEWOOD HOUSE, ENGLEFIELD GREEN

Main House gross internal area = 5,374 sq ft / 499 sq m

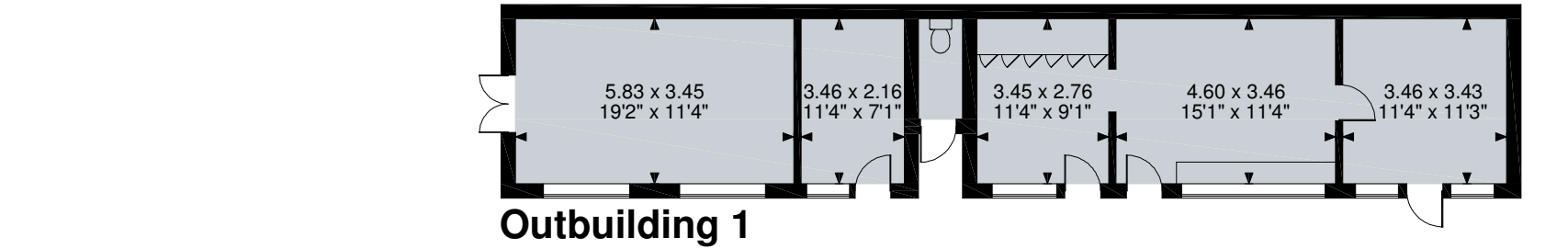
Balconies external area = 473 sq ft / 44 sq m



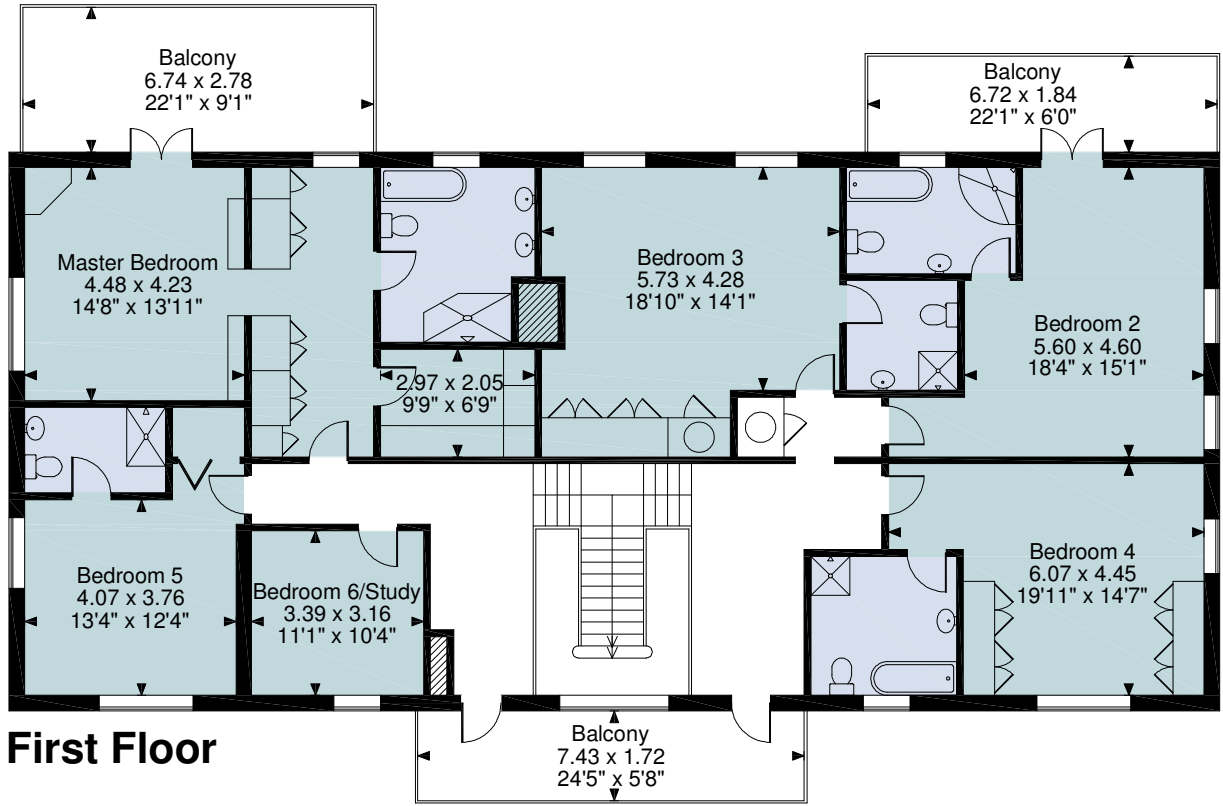
Ground Floor



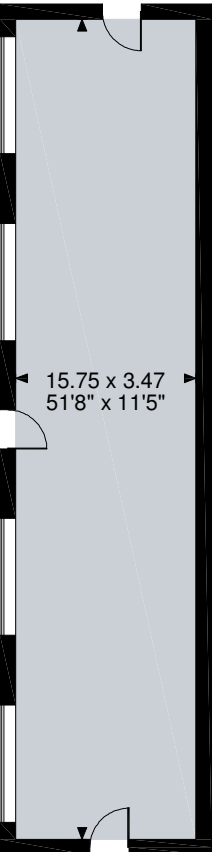
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8411564/NJD



Outbuilding 1



First Floor

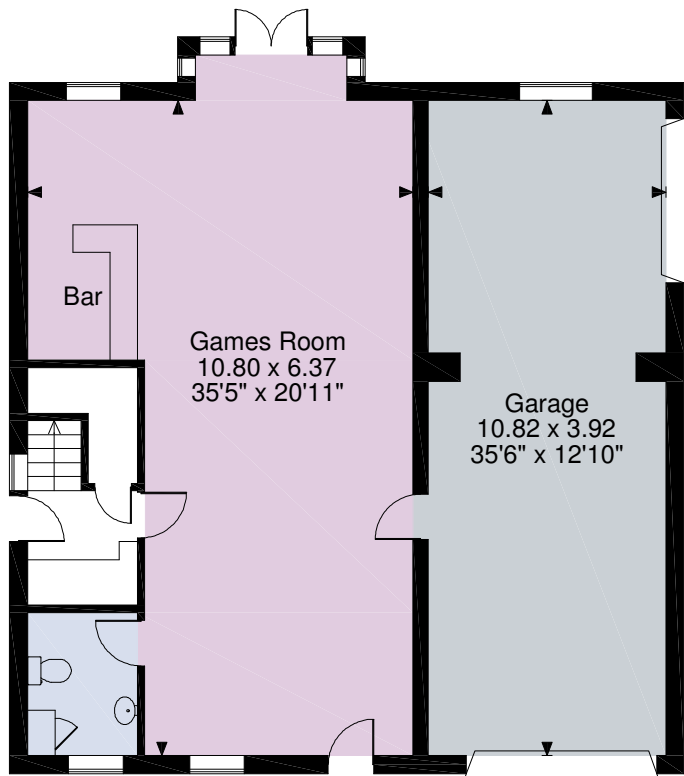


Outbuilding 2

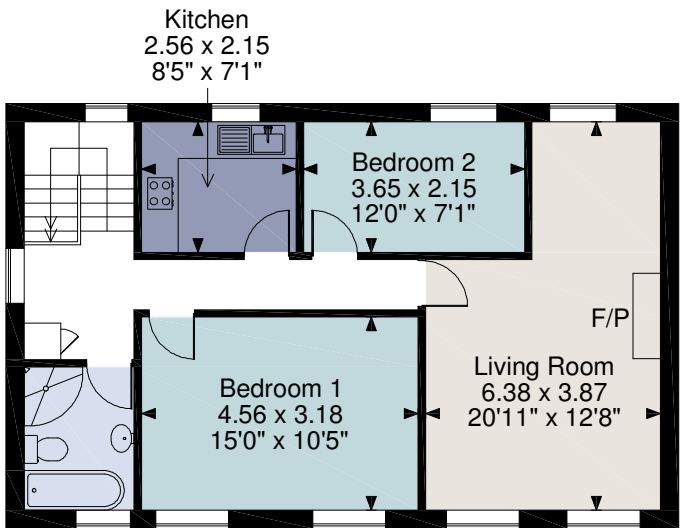


COACH HOUSE

Coach House gross internal area = 1,928 sq ft / 179 sq m

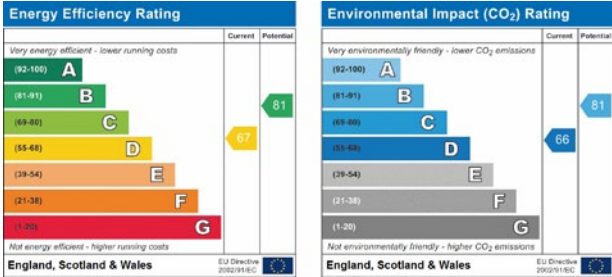


Coach House Ground Floor



Coach House First Floor (Garden Flat)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8411564/NJD





PLANNING CONSENTS

Ridgewood House currently has the benefit of three planning consents, detailed as follows:

1) Application RU.20/1639: Erection of a detached two storey dwelling with basement, involving the demolition of the existing house and the detached two storey annexe (granted on 25th February 2021). Highly regarded architects, Ascot Design produced stunning plans for this new 21,464 sq ft (1,994sq m) mansion house which, together with the CGIs of the main elevation, are contained in this brochure.

Further details are available through the joint agents

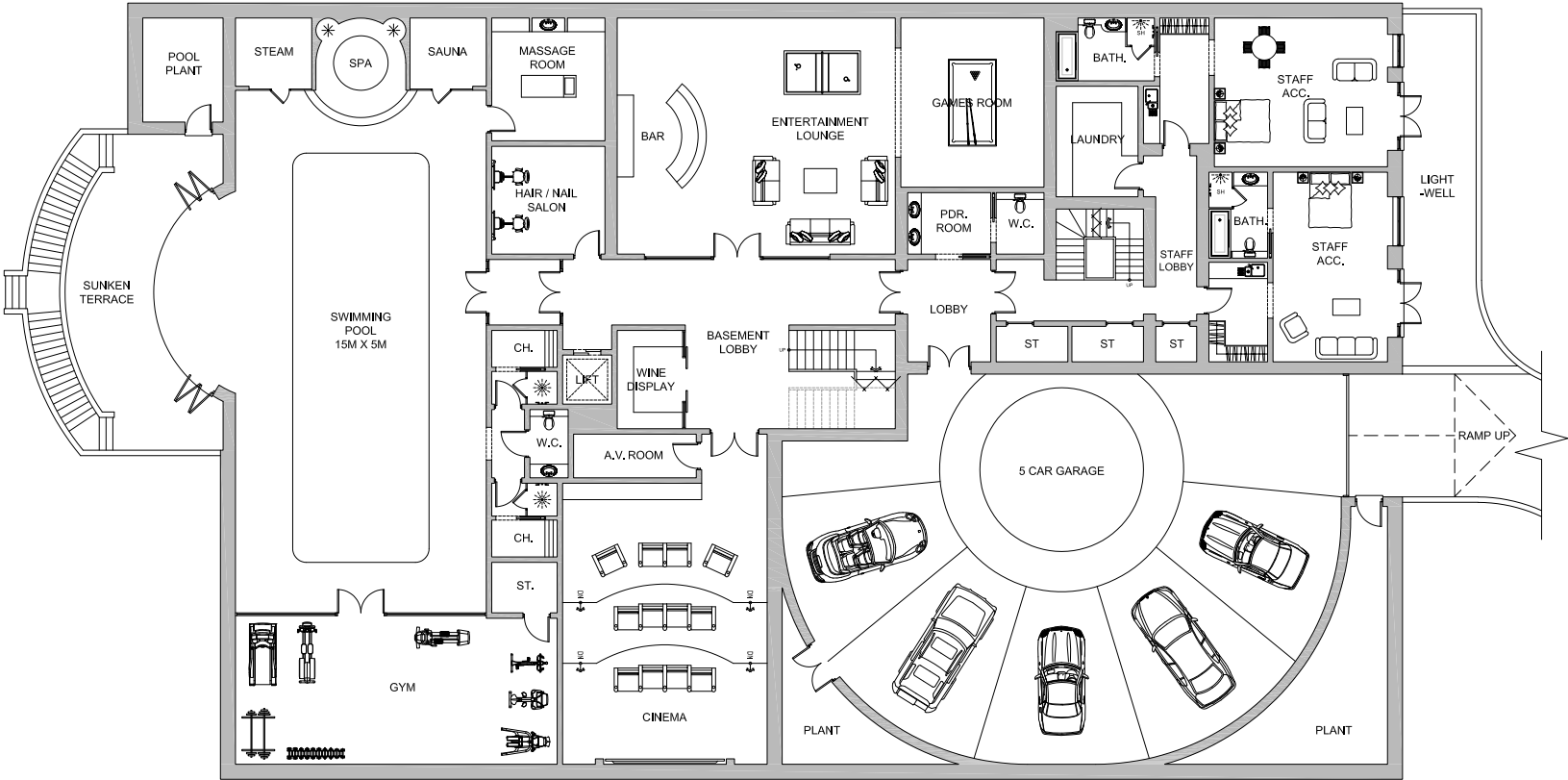
RIDGEWOOD HOUSE, ENGLEFIELD GREEN
FLOORPLANS FROM APPLICATION RU.20/1639



GROUND FLOOR PLAN
G.E.A. - 487 m² (5,242 ft²)
G.I.A. - 446 m² (4,803 ft²)

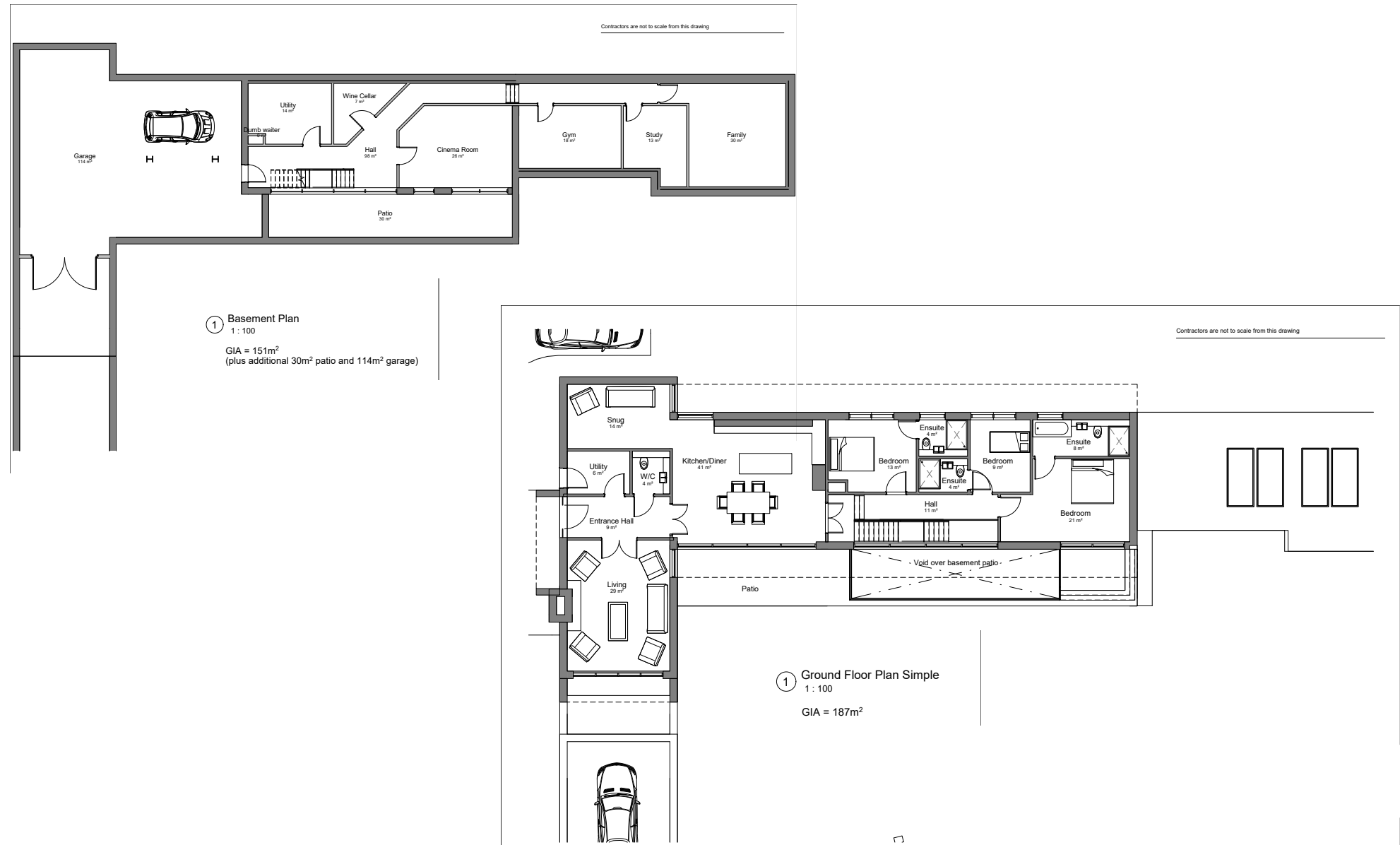


FIRST FLOOR PLAN
G.E.A. - 407 m² (4,381 ft²)
G.I.A. - 375 m² (4,036 ft²)



BASEMENT PLAN
G.I.A. - 1173 m² (12,625 ft²)

RIDGEWOOD HOUSE, ENGLEFIELD GREEN
FLOORPLANS FOR APPLICATION RU.18/1897

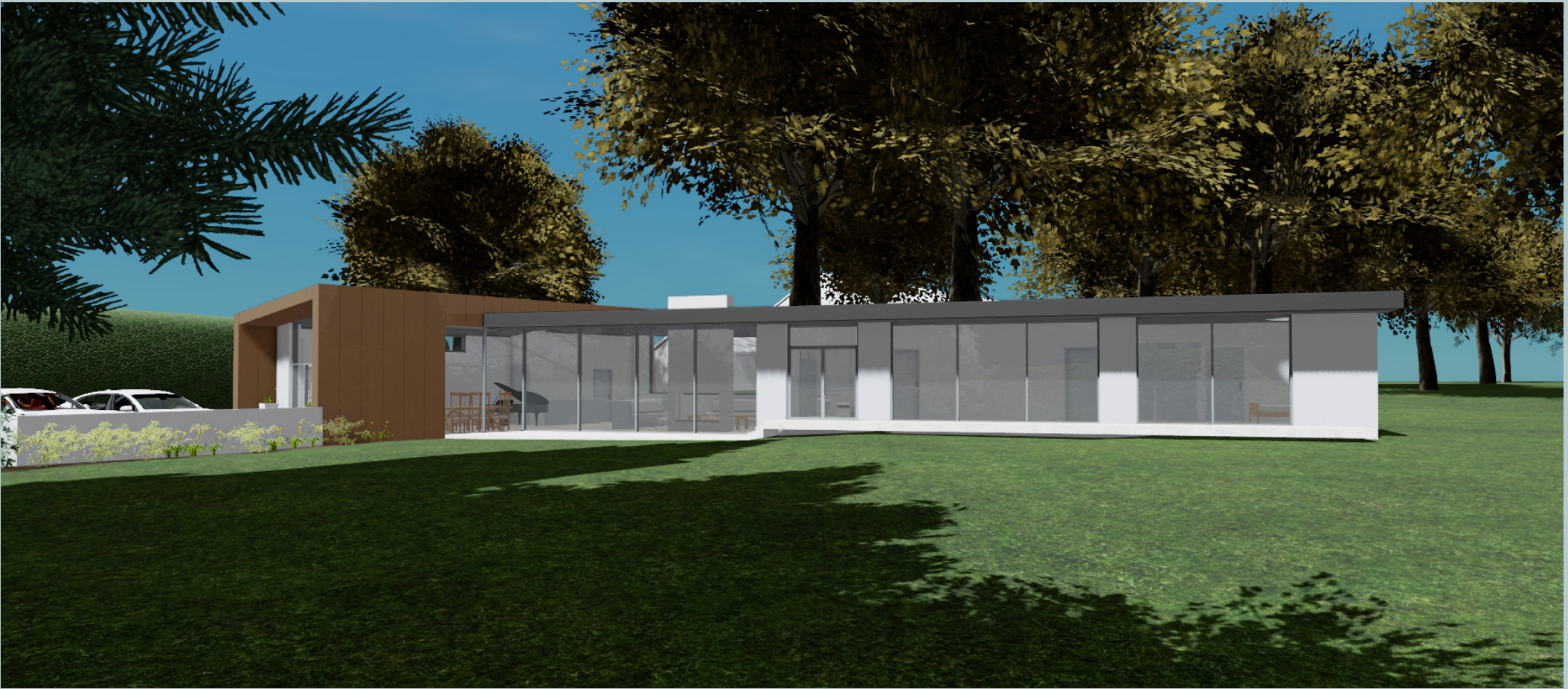


PLANNING CONSENTS (CONTINUED)

2) Application RU.20/0002: Erection of side storey extensions and part ground/ part first floor rear extension (granted 4th February 2020). Our client's architect informs us that the gross internal area including the approved extension will increase to a total of 7,039 sq ft (654 sq m) , plus providing additional balcony space of 247 sq ft (23 sq m).

3) Application RU.18/1897: Redevelopment of the existing residential outbuildings to form a new residential dwelling, associated parking, vehicle ramps, basement and landscaping (granted 7th February 2019). The architect informs us that the gross internal area for the new dwelling comprises:

- Ground Floor : 2,012 sq ft (187 sq m)
- Basement: 2,852.44 sq ft (265 sq m) plus patio space of 322 sq ft (30 sq m).





Important Notice: Savills and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared: November 2020. Photographs taken: November 2020



GENERAL REMARKS & STIPULATIONS

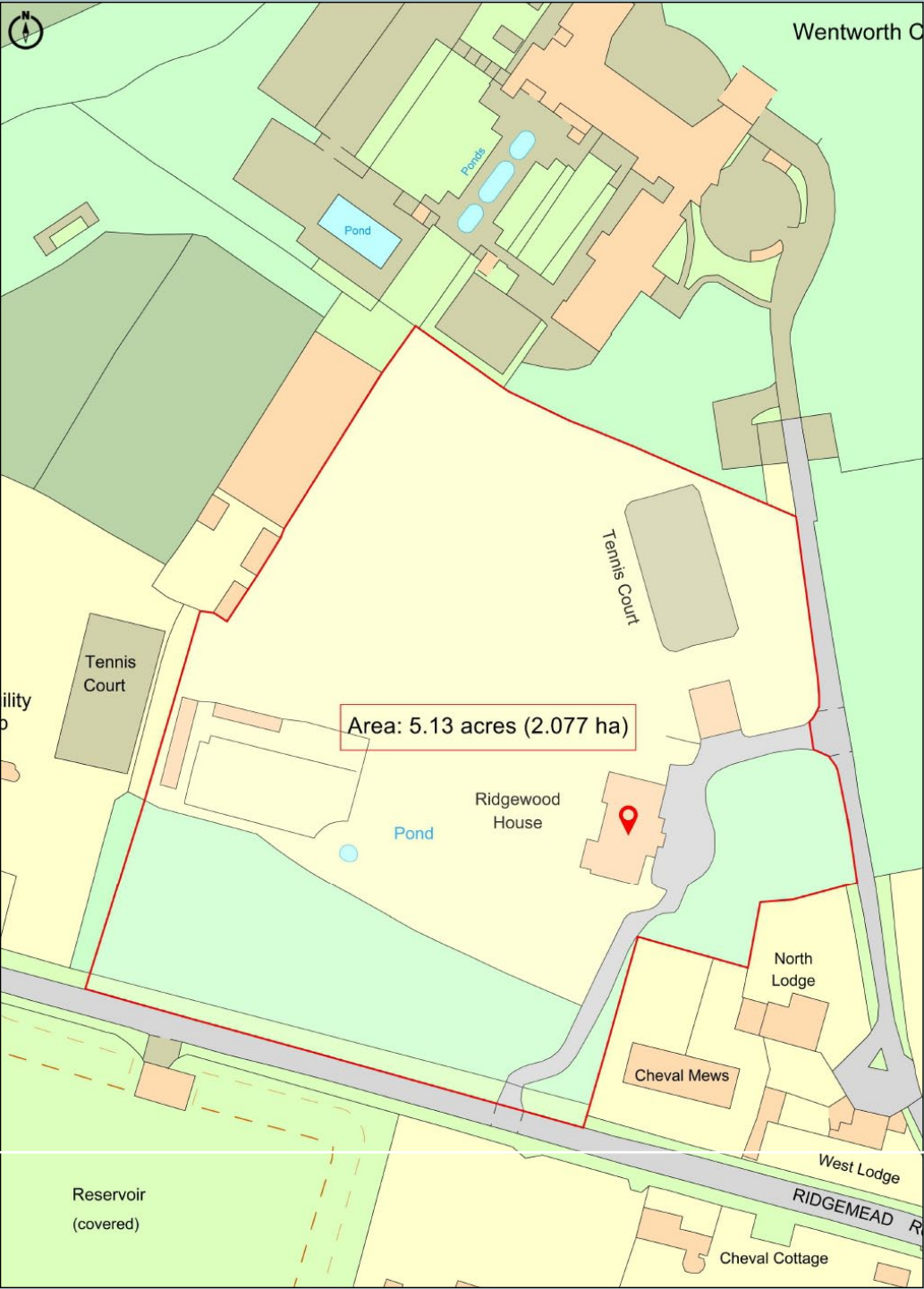
Tenure: Freehold

Services: All mains services

Fixtures and Fittings: All fixtures, fittings and furnishings i.e. carpets, curtains, light fittings and garden statuary etc. are expressly excluded from the sale, but some items may be made available by separate negotiation.

Local Authority: Runnymede Borough Council

Viewings: Strictly by appointment with the joint sole selling agents Savills and Hanover Private.





HANOVER PRIVATE