



WINDLESHAM LODGE

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WESTWOOD ROAD, WINDLESHAM, GU20 6LX

A stunning period style home set within south facing gardens of about 1.4 acres

Drawing Room ♦ Reception Room ♦ Family Room ♦ Study ♦ Kitchen/Dining Room ♦ Garden Room
♦ Utility Room ♦ Master Bedroom Suite ♦ 4 Further Bedrooms (2 En Suite) ♦ Family Bathroom ♦ Triple Garage ♦ Garden Store
♦ Play Area ♦ South Facing Gardens of about 1.4 Acres ♦ Crestron Home Automation System



DESCRIPTION

Windlesham Lodge is an impressive home set within beautiful private grounds of about 1.4 acres. Originally constructed in the 1930's it has maintained the external period style whilst being modernised inside and extended over the years to create versatile accommodation perfect both for entertainment and family living.

A galleried entrance hallway leads to a number of reception rooms most of which have south facing views of the garden. The kitchen/dining room is a real focal point with a central marble breakfast island, La Cornue oven, Miele appliances and an attached utility room. There is a light and bright garden room with French doors opening to the garden. The kitchen also has access to a dual access family room with a warm and welcoming feel.

The drawing room runs along the southern aspect and combined with a second reception room, provides wonderful formal space. Further to this the ground floor has a study and a cloak room.

The master bedroom suite is generous with fitted wardrobes and a book matched marble en suite bathroom. There are four further bedrooms, two of which have en suite bathrooms, plus a family bathroom.

Further features of Windlesham Lodge include a fully integrated Crestron home automation system, and fitted joinery throughout all rooms with fabric and leather inserts.

The south facing garden of approximately 1.4 acres is a real highlight and wraps around the house. There is an extensive manicured lawn and tall trees and shrubbery increase privacy. There is a play area along with a spacious terrace perfect for al fresco dining.

The gated entrance with sweeping gravel driveway leads to the triple garage and also the garden store.

Planning permission has been granted for a pool complex as shown in plans on page 5.

SITUATION

Shopping facilities are available in Windlesham, Sunningdale, Ascot and Virginia Water, whilst the towns of Windsor and Guildford offer more extensive amenities.

There is easy access to the M3, M25, M4 and Heathrow Airport, and a regular train service from both Ascot and Sunningdale to Waterloo (taking approximately 50 minutes).

There is an excellent choice of local schooling in the area including Hall Grove, Woodcote, Papplewick, Sunningdale, Hurst Lodge, St George's, TISIS and the ACS.

Sporting facilities in the area include golf at Windlesham, Sunningdale and Wentworth, polo at Smith's Lawn in Windsor Great Park and at the

Royal County of Berkshire Polo Club in Winkfield, as well as racing at Ascot and Windsor. Extensive walks can be enjoyed at Virginia Water and at Windsor Great Park.

ADDITIONAL INFORMATION

Postcode: GU20 6LX

Tenure: Freehold

Local Authority: Surrey Heath Borough Council

Services: The property has mains electricity, gas, water and drainage services.

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

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

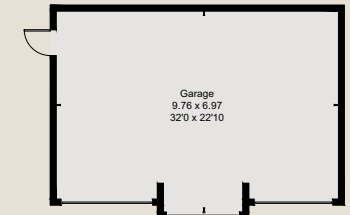
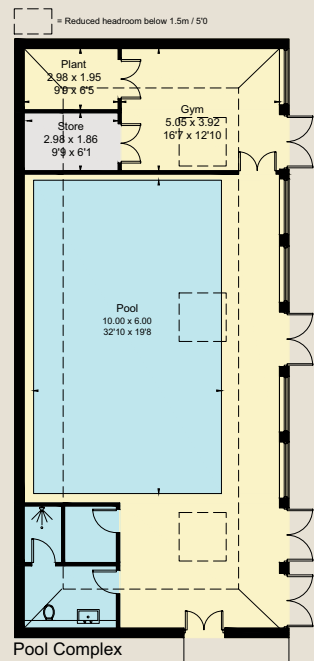
Viewing: Strictly by appointment with Savills.

Please note that some photos are more than 6 months old.

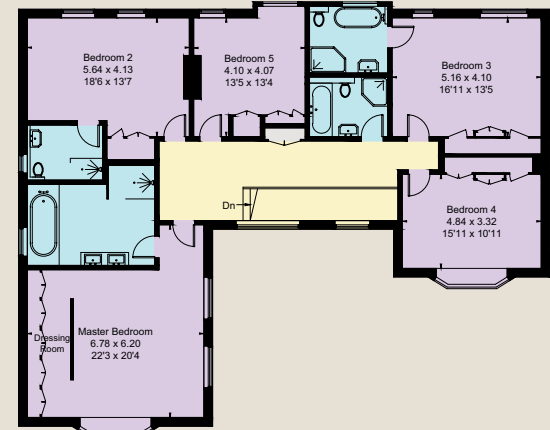
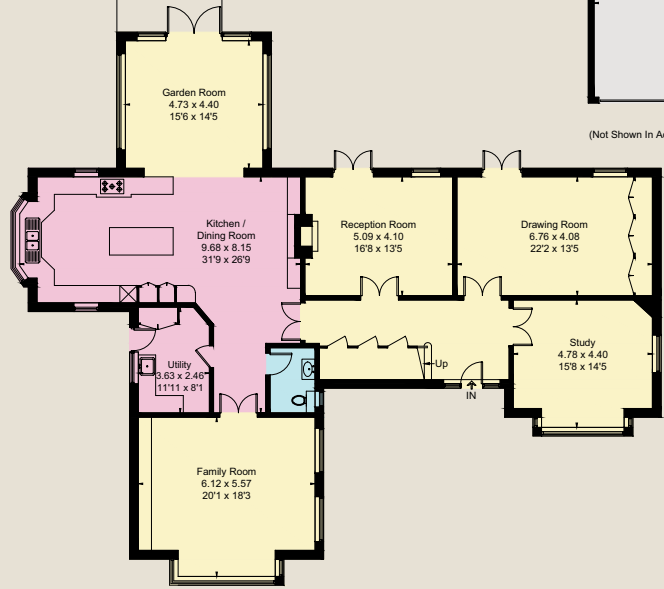


GRANTED PLANNING PERMISSION

Main House = 385.5 sq m / 4149 sq ft
Garage = 64.6 sq m / 695 sq ft
Pool Complex = 150.7 sq m / 1622 sq ft
Total = 600.8 sq m / 6466 sq ft



(Not Shown In Actual Location / Orientation)

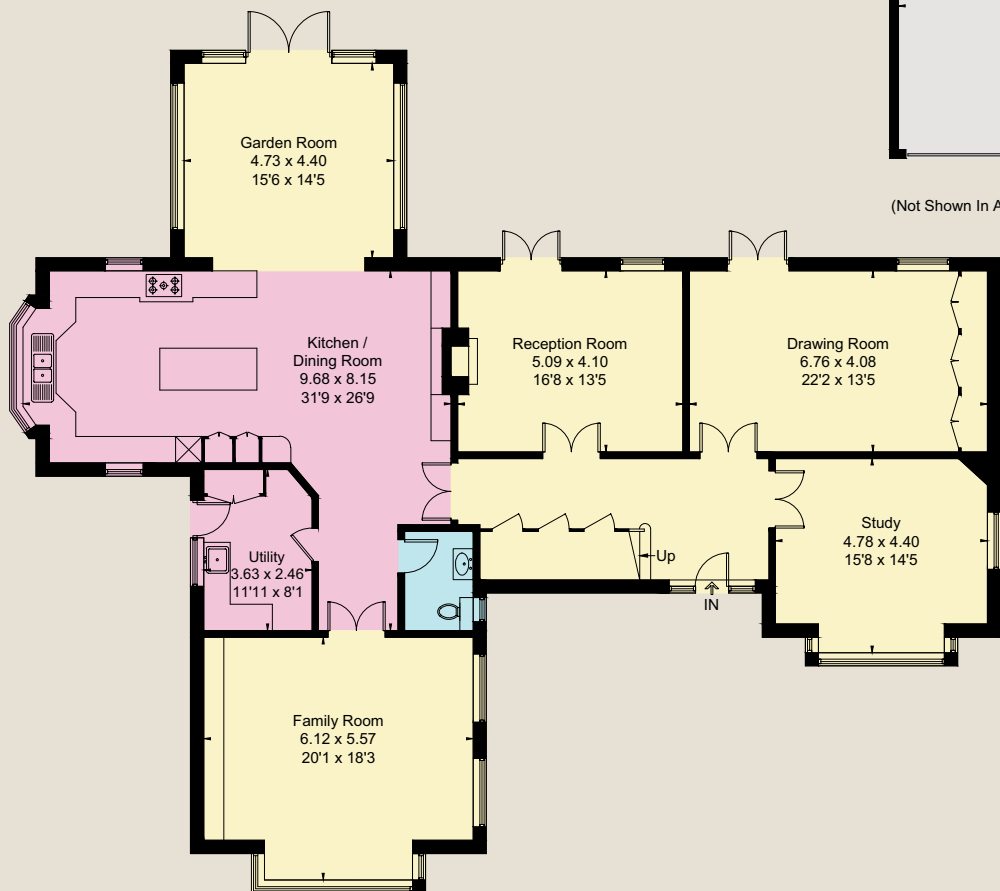


FLOOR PLANS

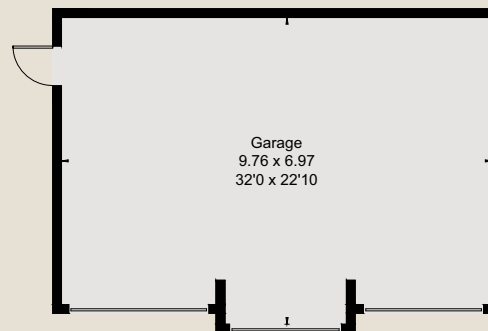
Main House = 385.5 sq m / 4149 sq ft

Garage = 64.6 sq m / 695 sq ft

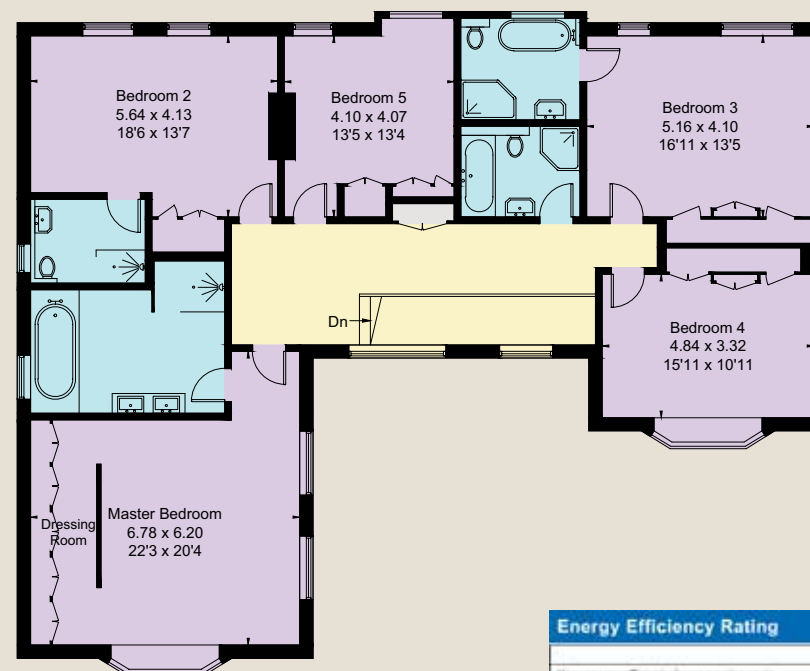
Total = 450.1 sq m / 4844 sq ft



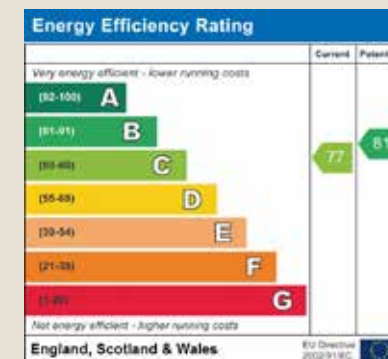
Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



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