



## Country house set in 4 acres with planning permission

**Bournebridge House, Ascot Road, Holyport, Berkshire SL6 2JB**

Freehold



Drawing of proposed planning for new Coach House



Reception hall • 6/7 reception rooms • kitchen/ breakfast room • 7/8 bedrooms • 5 bathrooms • cloakroom, boot room • gardens • planning permission & permitted development

#### Local information

Set in the quintessential village of Holyport. Holyport is a conservation area with a village green and duck pond which also boasts four public houses.

Nearby are the well-known gastropubs/restaurants which include Alain Roueux's Waterside Inn and Heston Blumenthal's Fat Duck both in Bray.

Eton College sponsors nearby Holyport College and other schooling opportunities include Lambrook, St Piran's, St Mary's and St Georges in Ascot, Eton College, Royal Holloway University, The Marist, Windsor Boys School and Windsor Girls School. NB. please check catchments and admissions policies.

Rail services to London Paddington are available from Maidenhead Station just 2.3 miles away has an excellent service to London (Paddington). Currently the journey time to London Paddington is from 20 minutes at peak times and Crossrail the new high speed service is due to begin soon. Junction 8/9 of the M4 (approximately 1.87 miles away) provides access to Heathrow and also leading to the M40 at junction 7 accessed via the A404 (just 1.87 miles away), Central London, the West Country and the M25.

Leisure amenities in the area include the Braywick Leisure Centre in Maidenhead; golf at Hawthorn Hill & The Royal

Berkshire; horse racing at Windsor & Ascot; boating on the River Thames & Bray Lake; home to the Royal County of Berkshire Real tennis club.

#### About this property

Bournebridge House is set in the highly desirable Holyport Village in the parish of Bray. Sought after for its pretty location, surrounding countryside, bridleways and footpaths and still in commuting distance of central London. It was the meeting place of the royal couple Prince Edward and Sophie Rhy-Jones who met at the real tennis club. Holyport has also been the film location for scenes in Monty Python, Mr Bean and the film One of our dinosaurs is missing. Bournebridge House was previously owned by the world famous Smart family who owned Billy Smarts Circus.

Bournebridge House offers in excess of 6,750 sq. ft. of flexible living space arranged over three floors, including a self-contained annexe. Approved planning permission for demolition of existing Coach House and erection of a new replacement dwelling house of about (about 3,300 sq ft) planning application number (19/03602/FULL) dated 1st May 2020. Additionally Permitted Development for an indoor swimming pool with a gymnasium, along with a quadruple garage (4,500 sq. ft. in total). App. no. 15/02819 dated 8th Oct. 2015.



The entrance portico with carved wood double doors leads you into the foyer and formal reception hall. This welcoming space with generous proportions alludes to the further reception and entertaining space that this house has to offer. Wonderfully set up for large scale entertaining the elegant drawing room offers double aspect views over the gardens and a fine feature fireplace creating an attractive focal point. The 30ft dining room offers the perfect space for family and formal entertaining with French doors opening on to the garden. Additionally the large bay window is fitted with bespoke seating creating the ideal vantage point for relaxing and enjoying the view. Set at the heart of this house the kitchen with a comprehensive range of fitted cabinetry, integrated appliances and large central island. Adjoining this is the large utility room with laundry plumbing and separate pantry. Breakfast dining can be enjoyed at the built-in banquet seating situated in the kitchen's large bay window. Further reception rooms are the music room, spacious snooker room open plan to the current office which has doors opening on to the pool terrace. The study with its ornate wood panelling creating an atmospheric ambience is of particular note. There is a sun room, which is also a bedroom with an en suite bathroom along with a self-contained annexe comprising a sitting room with a kitchenette, a bedroom and en suite shower room. The ground floor is completed by a cloakroom and boot room.

Located on the first floor is the charming 22 ft. main bedroom with double doors opening out to

a flat roof terrace, a luxurious en suite bathroom featuring a 'walk in and walk out' shower, soaking tub and bespoke vanity sinks. This leads to a fitted dressing room/bedroom 2. There is a further bedroom on this floor, along with a twin entry bathroom. On the second floor is a large double aspect bedroom, two further bedrooms and a modern family bathroom with a soaking tub, separate shower and large circular window.

Bournbridge House is set behind electrically operated gates and approached via a sweeping driveway leading to the house. Mature trees give the gardens a feeling of privacy. The grounds of about four acres comprise of extensive lawns, light woodland and vegetable gardens. To the rear of the house is a part walled terrace with swimming pool creating a sheltered space for outdoor entertaining and relaxation. The charming turreted folly is unique feature of the pool house, which could be used as a gym, has a sauna to complete the leisure amenities.

Agents Note- Photography taken July 2018

**Tenure**

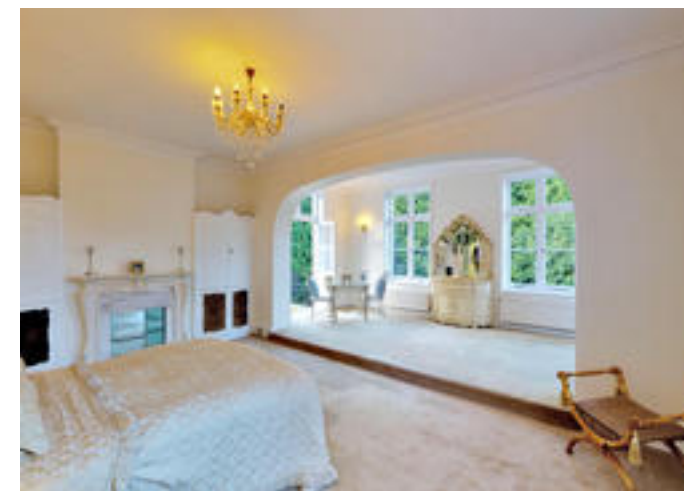
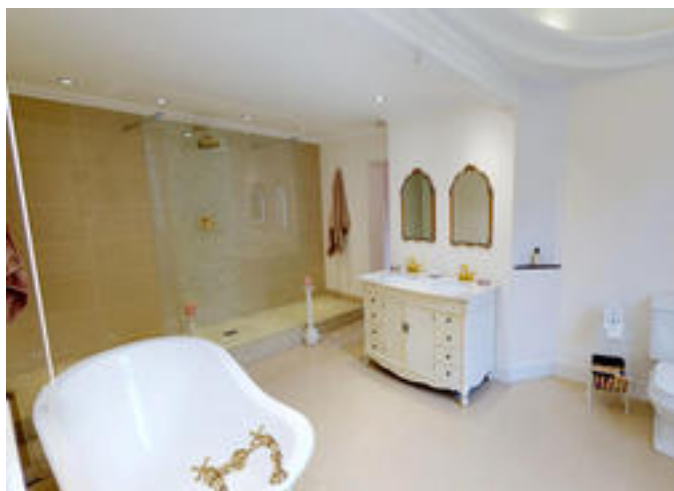
Freehold

**Local Authority**

Royal Borough of Windsor & Maidenhead

**Viewing**

Strictly by appointment with Savills





**Bournebridge House, Ascot Road, Holyport, Berkshire SL6 2JB**

**Gross internal area (approx)** 6583 sq ft

**Outbuildings** 1851 sq ft

**Total** 8434 sq ft

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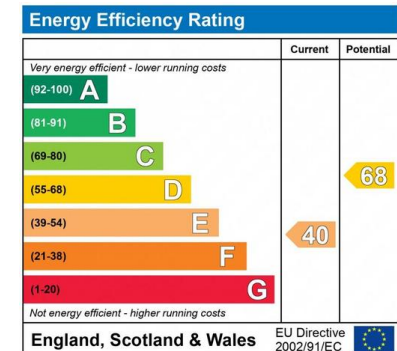
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Approximate Floor Area = 611.6 sq m / 6583 sq ft

Coach House = 172 sq m / 1851 sq ft

(Including Garage / Workshop / Boiler Room)

Total = 783.6 sq m / 8434 sq ft



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