



CHARACTER PROPERTY SET WITHIN BEAUTIFULLY MAINTAINED GROUNDS

WINDSOR, BERKSHIRE

Freehold

savills



UNIQUE HOUSE IN BEAUTIFUL GARDENS

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Freehold

Entrance hall ♦ sitting room ♦ drawing room ♦ dining hall with wine cellar ♦ study ♦ kitchen/breakfast room ♦ 4 bedrooms (1 en suite) ♦ 3 bathrooms ♦ utility room ♦ about 4 acres ♦ EPC rating = E

Situation

Pond House enjoys a rural setting in the highly regarded village of Maidens Green set within beautiful gardens and grounds. The village is supremely well situated for easy road communication from the M4 which provides access to Heathrow, Central London and 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 and 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 Eton College, St Mary's and St. George's in Ascot, Heathfield, Papplewick, Wellington College, The American Community School and Royal Holloway University.

Description

Pond House is a bespoke designer built home which incorporates the convenience of 21st century construction and the beauty of carefully sourced antique architectural detailing. This includes 400 year old flagstones from Yorkshire and beams from Norfolk and Normandy, the largest of which is from a 13th Century French farmhouse. These are apparent throughout the house. The features have been seamlessly combined with exceptional attention to detail to create a home of great beauty and character.

Ground Floor

- Reception hall with superb gothic arched doorways
- Sitting room with welcoming inglenook fireplace
- Study
- Dining hall with splendid white Portland stone fireplace and access to the



wine cellar

- Kitchen/breakfast room with a range of bespoke country style units, central island with overhead utensil rack and breakfast area with French doors to the terrace
- Cloakroom
- Utility room

First Floor

- Splendid 24'5 master bedroom with vaulted beamed ceiling, exposed brick inglenook fireplace, triple aspect views and built in wardrobes
- 3 further charming bedrooms (1 en suite)
- 2 exceptional family bathrooms with separate showers and twin vanity basins

Grounds

Pond House is set within about 4 acres of glorious grounds. The property is entered via electric wrought iron gates to a sweeping gravelled drive with central lawn. To the right is a carport for two cars and a single garage. To the left is a barn with double doors and an office. The property also has a separate driveway entrance which allows access to the grounds.

The gardens have been designed to provide separate garden rooms from which to enjoy the grounds. The terrace is the ideal space to enjoy the formal garden which is edged with a rose pergola walkway to two sides. There is also a herb garden adjacent to the kitchen.

The walled garden offers well stocked herbaceous borders of traditional planting with secluded seating to enjoy this tranquil space. The gravelled pathway edging the borders leads you to the central formal pond with seating to enjoy the water feature and the densely planted lavender border.

The grounds have a large attractive covered storage barn with a vaulted beamed ceiling which sits alongside the croquet lawn.

The lily pond is a natural haven for wildlife. It is edged with willow trees and divided by a wooden bridge. This has created a wonderful area in which to enjoy a natural beauty of these expansive grounds.

N.B. site plan available upon request

N.B. photography taken 16/08/2016

Tenure:

Freehold

Local Authority:

Royal Borough of Windsor and Maidenhead +44 (0) 1628 683800

Viewing:

Strictly by appointment with Savills







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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	54	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		