Bartletts House
Holyport, Berkshire
Bartletts House
Bartletts Lane, Holyport, Maidenhead Berkshire SL6 2JD

A fine Georgian residence which offers extensive accommodation alongside superb equestrian facilities, set within private gardens and grounds of about 17 acres

Maidenhead ~ 2.5 miles, Windsor ~ 5.5 miles, Ascot ~ 8 miles, Henley ~ 11 miles, M4 (J8/9) ~ 2 miles, Heathrow ~ 12.5 miles, Central London ~ 30 miles
(All mileages are approximate)

Main House
Reception Hall, Drawing Room, Dining Room, Games Room, Family Room, Study, Library, Kitchen/Breakfast Room, Larder, Boot Room, Laundry Room, Master Bedroom Suite with Dressing Room, Vanity Room and En Suite Bathroom, 7 Further Bedrooms 2 of which have en suite facilities, 2 further Bathrooms

Ancillary Accommodation
Cottage comprising: Reception Room, Kitchen, 2 Bedrooms (1 with En Suite Bathroom), Shower Room

Gardens & Grounds
Lime Tree Driveway, Extensive Lawns, Formal Garden, Kitchen Garden, Outdoor Swimming Pool, Pergola, Garaging & Boiler Room

Equestrian Facilities
Stabling, Tack Room, Feed Store, Machinery Store/Workshop, Groom’s Accommodation, Stick and Ball Field, Exercise Track, Paddocks and Meadow

Freehold

10,630 sq ft
Description

Bartletts House is an imposing country residence of the Georgian era with later skilful and sympathetic additions combining to create a substantial and elegant family home. Electronically operated wooden gates open onto a lime tree driveway, providing a leafy canopy and drawing the line of vision to the house, thereby creating a striking and memorable first impression. The house is set within delightful gardens and grounds and is positioned to take advantage of the seclusion and privacy. In addition to its main house, there is ancillary accommodation in the form of a detached cottage and equestrian facilities including stabling, groom’s flat, paddocks, a stick and ball field and exercise track.

Bartletts House is entered via steps which lead up to the pillared portico. Double doors open into the reception hall with bespoke stone staircase, limestone flooring and feature fireplace. This truly provides a remarkable and welcoming entrance.

Well-designed living space perfect for both formal and informal occasions lead off the central hallway, with many of the reception rooms enjoying a southerly aspect.

A particular feature of the house is the splendid drawing room with its three bow windows offering glorious views over the gardens. An ornate fireplace provides an attractive focal point to this room. The connecting games room offers additional reception space and has French doors opening onto the large garden terrace. The well-appointed dining room is a wonderful space for formal entertaining with fireplace, beautiful block wood floor and bow window. French doors provide direct access to the gardens.

In addition the library with double aspect garden views and open fire makes for a ‘cosy’ place to retreat. The family room with attractive Chesneys limestone fireplace and study provide additional reception space.

The superb kitchen/breakfast room has a lovely feel and is a real feature of this wonderful home. Benefitting from an excellent range of bespoke hand painted units, central island with additional storage and preparation area, topped with Stone Italiana work surfaces. A unique feature of this room is the striking pitched ceiling, complimented by the tile flooring, which benefits from under floor heating. Equal to this are the panoramic views over the grounds through the full height windows which encompass the breakfast area. A larder and wine store are situated off the kitchen.

First Floor

The sumptuous master bedroom suite has two semi-circular bay windows giving spectacular view over the grounds. The suite has a fully fitted dressing room, vanity room and luxurious en suite bathroom featuring a Victoria & Albert free-standing bath as well as a wet room. There are two further bedrooms on this floor (one of which is en suite), a family bathroom and a laundry room.

Second Floor

The second floor comprises of five further beautifully presented bedrooms, (one en suite) and a further bathroom.

Cottage

To the north side of the house is a detached cottage. The accommodation comprises a reception room, kitchen, two bedrooms, an en suite bathroom and a wet room.
Outbuildings
There are two garages, one of which is detached and the other being flanked by the cottage and a boiler room.

Equestrian Facilities Stable Block
Comprising of 10 stables, which formerly housed carriages and are therefore of a good size, a tack room and feed store. There is also a machinery store/workshop accessed at the rear of the building. Located within the central portion of this building is the groom's accommodation arranged to provide a kitchenette, sitting room with sleeping gallery and a shower room.

There is easy access to the paddocks lying to the south of the property whilst independent access to Bartletts Lane is available from beyond the stable block, which in turn provides access to further paddocks and car parking area.

Gardens & 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. An immaculate sweeping lawn which the south facing sun terrace overlooks, lies to the rear of the house and extends around to the western boundary. To the front of the terrace there is a parterre garden incorporating beautifully clipped Portuguese Laurel trees, box hedging and lavender. To the south west of the property lies the swimming pool and changing room, enclosed by hedging to provide privacy and shelter from the wind. The western boundary is marked by a brook, The Bourne, which continues around the southern edge and divides the main lawn from a large area of meadow. To the eastern side of the house there is a sizeable sun terrace, easily accessible from the kitchen which is perfect for 'al fresco' dining. A further area of lawn, separate kitchen garden with Hartley Botanic greenhouse and newly planted wild flower meadow compliments this section of the extensive grounds.
Floorplans

Main House gross internal area = 7,284 sq ft / 677 sq m
Garages & Boiler Room gross internal area = 779 sq ft / 73 sq m
Cottage gross internal area = 697 sq ft / 65 sq m
Stables gross internal area = 1,870 sq ft / 174 sq m
Total gross internal area = 10,630 sq ft / 988 sq m

For Illustrative Purposes Only - Not To Scale.
**Situation**
Bartletts House enjoys a ‘tucked away’ rural setting on the edge of the picturesque village of Holyport, a highly regarded Conservation Area with its own delightful pond with resident wildfowl and a village green edged by various inns and historic buildings. Local amenities include shops catering for ‘day to day’ needs whilst more extensive shopping and recreational facilities may be found in the towns of Maidenhead, Reading and Windsor. Moreover, some of the country’s top restaurants may be found within close proximity, notably Michelin starred The Waterside Inn and The Fat Duck in the nearby Thameside village of Bray (about 2.5 miles).

The village is supremely well situated for easy road communication from the M4 which links to both the M25 and the A404(M)/M40; rail access is equally convenient with direct services to London Paddington available from Maidenhead and to London Waterloo from Windsor. Crossrail, the new high-speed service, is due to begin running from Maidenhead Station in 2019 and will link directly with Heathrow and the City.

There are many outstanding schools and colleges in the area including Lambrook School, Wellington College, Holroyd College, Papplewick, St. Georges and St. Mary’s Ascot. For international schooling TASIS (Thorpe) and ACS (Egham).

Sporting and recreational facilities in the area are varied and include golf at Temple, Maidenhead, Marlow, Harleyford, The Royal Berkshire, Hawthorn Hill, Sunningdale and Wentworth; horse racing at Windsor, Ascot, Kempton, Sandown, Epsom and Newbury; polo at Smith’s Lawn, Guards Polo Club and Royal County of Berkshire Polo Club; horse riding and walking in Windsor Great Park; flying at White Waltham Airfield; rowing at Maidenhead Rowing Club, Dorney Lake and Henley, home to the renowned Henley Regatta; boating and sailing at Bray Lake and on stretches of the River Thames. It is worth noting that Holyport is the base of one of UK’s few Real Tennis clubs.
Fixtures and fittings: All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned. Details Prepared May 2018

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