



Bishopsgate Place

Englefield Green



Bishopsgate Place

Bishopsgate Road, Englefield Green, Surrey, TW20 0XY

A superb new home built to the highest specification set in gardens and grounds adjoining Windsor Great Park.

Windsor - 4.4 miles, Ascot- 9 miles, Maidenhead - 10.5 miles, Virginia Water - 6.1 miles,
Marlow – 17.4 miles, Henley - 19 miles, M25 (J13) – 4.1 miles,
Heathrow – 7.9 miles, Central London – 24.5 miles
(All mileages are approximate)

Main House

Reception Hall, Drawing Room, Dining Room, Sitting Room, Kitchen/Breakfast/Family Room,
Study, Utility Room, Principal Bedroom with Dressing Room and En Suite Bathroom,
3 Further Bedrooms (One En Suite), Family Bathroom, Cloakroom

Triple Garage

Annexe

En Suite Studio Bedroom with Kitchette and Bedroom with En Suite Shower Room

Freehold

4,729 sq ft

Including Main House, Garaging and Annexe

Bishopsgate Place is a classically designed residence, specified with great attention to detail, enjoying a semi-rural location to the south of Windsor and next to Windsor Great Park. Bishopsgate Place has its own private gated entrance with an impressive 75 meter driveway approach leading to the parking forecourt and entrance. This is a luxury brand new manision built to the highest specification set in landscaped gardens and grounds.

Kitchen And Utility Room The bespoke Krieder kitchen and utility furniture are designed to maximize storage, optimize space and enhance ease of use. This stunning kitchen in lava grey is fitted with a comprehensive range of Miele appliances which include 2 dishwashers, 3 ovens, 2 fridges, 2 freezers and Quooker tap.

Bedrooms All bedrooms are comprehensively equipped with bespoke Krieder wardrobes, drawers and storage shelving.

Staircase The Jerusalem Crema honed limestone staircase with steel balustrades and handrails is a wonderful feature taking centre stage in the reception hall.

Electrical Installations The property features a comprehensive electrical system which includes intelligent lighting, providing flexible control from smart phones and tablets. A Lutron system is connected to a Control 4 Home Automation System which can be downloaded and programmed as new owners require. Electrical fascias are finished in polished chrome throughout the property.

Television and Telephone The property is equipped with a comprehensive supply of television, data and telephone points.

Home Entertainment The sitting room, dining room, family room/ kitchen and principal bedroom suite are pre-wired for home audio.

Security An approved hardwired security system is provided to the main house and garage block with externally mounted CCTV cameras. Electronically operated gates combine video and audio entry system.

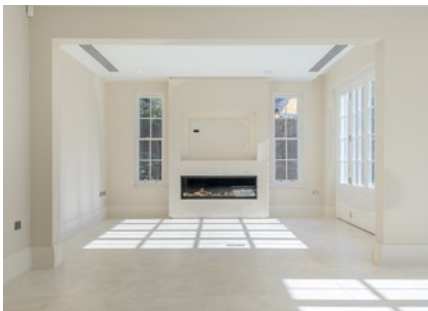
Heating & Cooling Systems An Ambitak underfloor wet heating system is provided to all rooms throughout the ground and first floors. Rooms are equipped with individual thermostatic controls. Air-cooling is in place in the sitting room, kitchen/ breakfast room, dining room and principal bedroom suite.

Fireplaces Contemporary black granite fire surrounds with modern gas fires are located in both the drawing room and sitting room.

Gardens & Grounds The design and implementation of the exterior space were considered to be as important as the house itself. The garden has been professionally landscaped with extensive lawns, attractive borders and formal planting. A large sandstone sun terrace and pathways connect the outside areas. External taps, lighting, irrigation system and electrical sockets have been fitted to various strategic positions. The front of the property has a resin bonded driveway and electrically operated gates.

Triple Garage With electrically operated doors, electric car charger point, each bay is also fitted with cabling for floor mounted charge points should they become available in the future.

Building Certificates ICW approved building control inspectors insurance services certificate for a 10 year structural warranty.



Situation

Bishopsgate Place occupies an exclusive position in one of the most sought after and superbly accessible locations outside London. The property is conveniently located for access to London, Heathrow and nearby rail commuter links. Although the commuter links are superb, the area around the property still maintains a semi-rural feel.

Schools - Extensive schooling choices include Eton College, Wellington College, St. Georges School for girls, St Marys School for girls, Papplewick School, Bishopsgate School, St. John's Beaumont School, Lambrook School. For international schooling, TASIS (The American School) and ACS (American Community School).

Restaurants - The Barley Mow and The Fox & Hounds in Englefield Green. The Oxford Blue in Old Windsor. The Waterside Inn and Fat Duck in Bray. Nearby there is the Wentworth Club, Pennyhill Park and Coworth Park.

Racing - At Ascot, Windsor, Epsom and Sandown Park.

Polo - At Guards Polo Club, The Royal County of Berkshire Country Polo Club and Coworth Park.

Golf - At Windsor Park, Wentworth, Sunningdale, Swinley Forest and The Berkshire.

Watersports - At Dorney Lake, Eton Rowing Club, Windsor Marina.

Leisure - Walking, riding and other country pursuits with attractions including Virginia Water Lake, The Savill Garden, Windsor Castle and Windsor Great Park.

Travel - Heathrow International Airport and Farnborough Private Airport are nearby. Egham train station provides a regular service to London Waterloo (Aprox.40-45 minutes). The M25 is close by giving access to London and the national motorway network.

Services - Main - Gas, Electricity & Water, Private - Drainage

Local Authority - Runnymede Borough Council

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



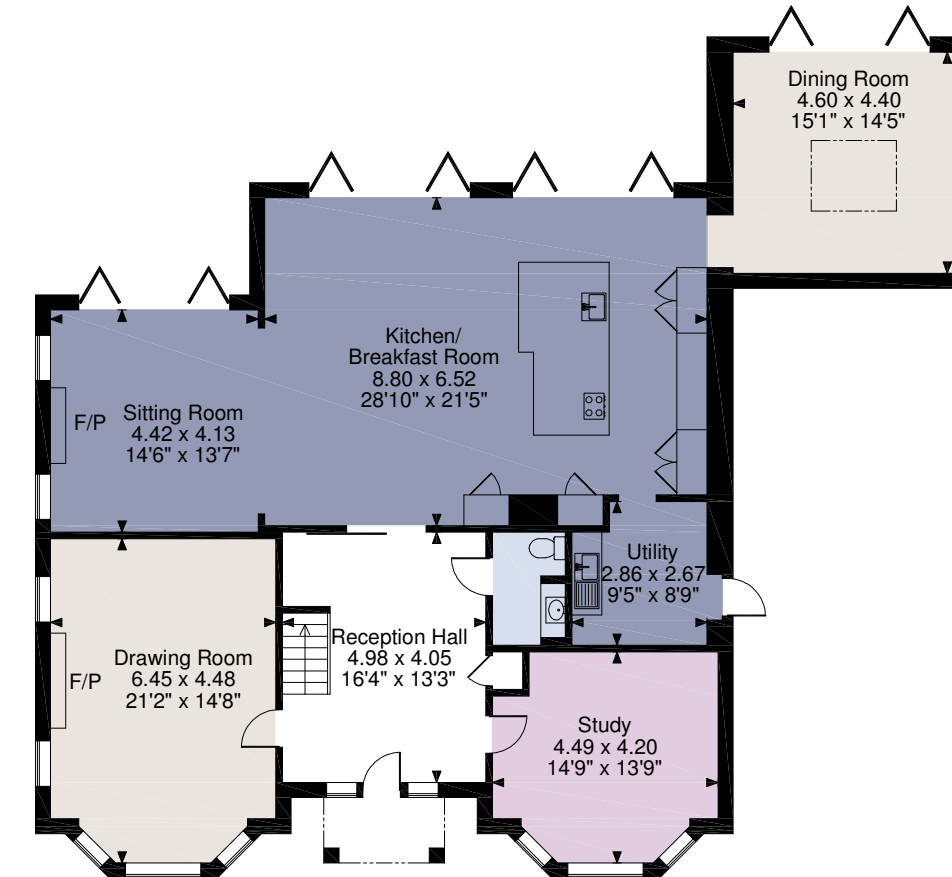
Floorplans

Main House gross internal area = 3,345 sq ft / 311 sq m

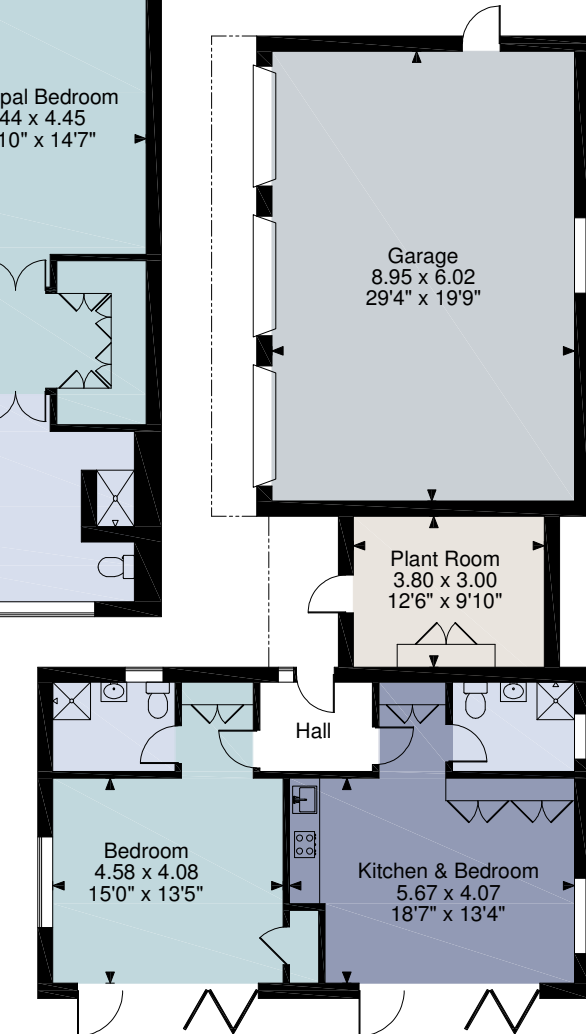
Garage gross internal area = 580 sq ft / 54 sq m

Annexe gross internal area = 804 sq ft / 75 sq m

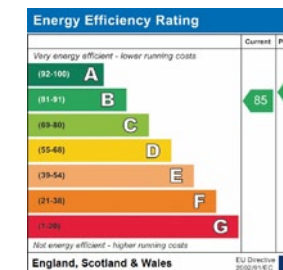
Total gross internal area = 4,729 sq ft / 439 sq m



First Floor



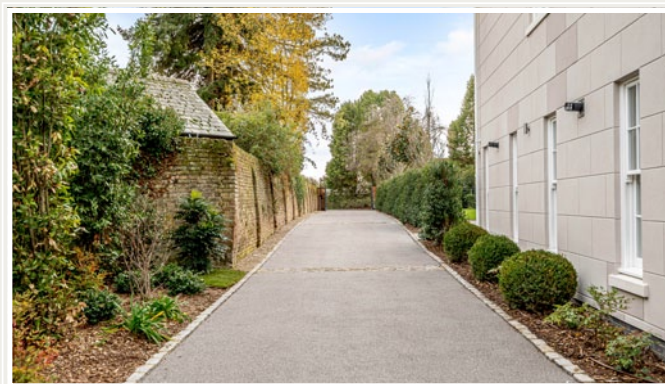
Annexe



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The position & size of doors, windows, appliances and other features are approximate only.

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Details Prepared October 2020

221020JF

Savills Windsor
The Gallery,
3 High Street,
Windsor SL4 1LD

Tel: 01753 834 600

Email: john.henson@savills.com

Savills Country Department
33 Margaret Street,
London,
W1G 0JD

Tel: 0207 409 8877

Email: pfinnegan@savills.com

Knight Frank Virginia Water
20 Station Approach,
Virginia Water
GU25 4DW

Tel: +44 1344 293 140

Email: Edward.shaw@knightfrank.com

Knight Frank Country Department
55 Baker Street,
London,
W1U 8AN

Tel: +44 20 3866 7845

Email: Alex.collins@knightfrank.com

