



SOUTH HAINING
— *South Ascot, Berkshire* —

AN IMPECCABLE HERITAGE

Combining enviably rich heritage with period good looks and a desirable, pastoral location in South Ascot, South Haining is a wonderful opportunity to own not only a very special home, but also a piece of history.

The property constitutes a substantial four-bedroom attached wing of a grand Victorian house, cosily sequestered on a leafy private road. Perfect for a family wishing to put down roots in this exclusive Royal Borough of Windsor & Maidenhead enclave, it's also the ideal location for anyone needing easy access to London and could even present a fantastic opportunity for a lock-up-and-leave property that can be a bolthole from the nine-to-five whenever you wish.

South Haining is exceptional in every way, combining its solid Victorian foundations and cherished period features, such as high ceilings, decorative cornicing and original

fireplaces, with spacious, light-filled rooms over two floors, all gas centrally heated.

The building dates back to the mid 1860's but it's by no means stuck in the past - the historic features are preserved and celebrated, while the fixtures, fittings and freshly repainted décor have moved with the times and are firmly 21st-century; as soon as you step inside and explore the generously proportioned entrance hall, reception rooms, bedrooms and duo of bathrooms – the latter having been updated in the last few years – the marriage of historic character and contemporary finish becomes apparent.

Outside, there's a pretty, landscaped south/west-facing garden to capture the best of the sunshine all-day-long plus designated parking for two cars along with additional shared parking in the private crescent.



Originally named 'Ravensbury', the building was constructed in the mid 1860's and was one of the earliest great houses in the area, first appearing on the 1871 census. South Haining is one of four properties occupying the original Haining building.



Initially home to Lady Julia Lockwood (nee Gore) and her eight servants. Lady Julia Lockwood's father was the 2nd Earl of Arran, a title that remains in the family to this day.



The front door opens into a delightful and spacious entrance hall and offers a first glimpse of some of the interior Victorian features that make South Haining so charming (such as expansive ceiling height, ornamental dado rails and decorative corning) all of which is wonderfully illuminated by the generous amount of natural light that streams in through the two-panel windowed front door, large sash window and a second door just off the entrance hall that gives the first point of access to the rear garden. Hardwood flooring is laid throughout the ground floor.

Via an arched doorway, the hallway accesses a cloakroom/WC, coat cupboards, stairs to the first floor, and the two remaining reception rooms.

Firstly, there's the delightful dining room measuring 16x13ft with a trio of windows, exquisitely decorative coving and another original fireplace. It's simply perfect for those who enjoy hosting dinner parties or for Sunday lunches with the family. With a secondary door leading directly back into the entrance hall, it's a highly versatile space and helps create a lovely flow to the ground floor.



Lady Julia's sister, Cecilia Gore, became the Duchess of Inverness following her marriage to Prince Augustus Fredrick (Duke of Sussex and 6th son of King George III). With Augustus having been married previously and failing to seek sovereign approval, their union was in contravention of the Royal Marriages Act 1772 and as such was considered legally void. Consequently, Cecilia could not be styled either as the Duchess of Sussex nor a Princess. She was created Duchess of Inverness, in her own right, by Queen Victoria, on 10 April 1840. Cecilia's first husband (Sir George Buggin) passed away some 6 years prior to her marriage to the Duke of Sussex. Following her marriage to Prince Augustus, she became Queen Victoria's aunt and was often referred to in an unofficial capacity as 'Aunt Buggin'.



VICTORIAN ARCHITECTURE AT ITS FINEST

From the hallway, a couple of steps lead up to the drawing room, a tasteful 20x16ft room that exudes elegance and style, bathing in plenty of natural light from the large bay window at one end. The high ceiling is enhanced by wide coving and a marble fireplace. The fireplace is flanked by attractive dresser-style cupboards and shelving and is fitted with a log-burner to keep everything toasty in the winter months. It's the perfect place to relax of an evening over a G&T, or for stylish entertaining perhaps with pre or post dinner drinks – or both!



Lady Julia was well-known for her collection of curiosities, one of which can be seen in the British museum today; a pendant containing a lock of Marie Antoinette's hair (before it turned white overnight following her abortive flight to Varennes in 1791). Lady Julia was gifted this by her sister, Lady Abercorn, who was married to John Hamilton of Hamilton Palace in Lanarkshire. Many collectibles passed through this family and Lady Julia was fortunate enough to become the custodian of this one in particular. Of special significance, this lock was taken before Marie Antoinette's hair famously turned white overnight due to sadness prior to her execution in 1793; or as she put it 'Blanchis par la douleur' - whitened by sorrow.

BRIGHT AND SPACIOUS OPEN-PLAN KITCHEN/ BREAKFAST ROOM

Return to the hallway to access the kitchen/breakfast room, a generously sized (18x15ft) open-plan space that basks in a sunny ambience with double French doors to the large patio meaning you can easily transition from inside to outside living for summer entertaining, BBQ's or brunches.

The kitchen cabinetry and appliances occupy half the floor space, with a breakfast bar creating a partial divide from the dining area. The kitchen is fitted with tiled splashbacks and has two wall-mounted ovens, gas hob and overhead extractor, Bosch dishwasher, Siemens washing machine & tumble dryer, an under-counter wine fridge and further built-in wine rack.

It's a convivial hub with plenty of space for a nice big farmhouse table and chairs, ideal for informal family suppers or for the children to do their homework.



Lady Julia had many renowned relatives. Her great, great nephew, the 8th Earl of Arran, who is known for leading the effort in the House of Lords to decriminalise male homosexuality in 1967, following the suicide of his brother, who was the 7th Earl of Arran, just 9 days following the death of their father.



Lady Julia's nephew, Spencer William Gore, was the winner of the first ever Wimbledon in 1877. On her Father's side, two of Lady Julia's ancestors (Sir John Gore and Sir William Gore) took the office of Lord Mayor of London in the 17th and 18th centuries respectively.

Author and raconteur Augustus John Cuthbert Hare documented Haining in his autobiographical work 'The Story of My Life' remarking "We went this afternoon to Lady Julia Lockwood's. Her odd little house is quite full of relics of her sister, the Duchess of Inverness – the Queen's 'Aunt Buggin,' wife of the Duke of Sussex".



The final room on the ground floor is the snug/TV room with its ornately tiled fireplace framed by built-in cupboards and shelving.

You can easily imagine furnishing with a cosy rug, stylish sofas, side tables and lamps to create your own welcoming, evening haven – the ideal spot for relaxing with a good book and a cup of tea, a glass of fizz and friends, or family time in front of the TV. This room could also make a fantastic study or playroom; tucked away and peaceful with more than enough space to set things up however you choose.



AND SO TO BED...

With wonderfully wide steps on the first carpeted flight, the stairs shrink to normal dimensions and curve gently up to the first floor and the four bedrooms, which are all really generous doubles and accessed from the long landing with half-height panelling and a skylight.



Top spot – literally! - goes to the Master suite with its half flight of steps up to the door making it feel all the more secluded. The air-conditioned bedroom is generously proportioned (18x17ft) with plenty of built-in storage but the vaulted, timber beamed ceiling creates an even greater sense of space and grandeur.

An opulent space with ample room for the biggest of beds, the opportunity for including a couple of chic wing chairs, a sofa or chaise long facing the fireplace make this a highly desirable place to spend time.



Originally part of Sunninghill village and the parish of St Michael's, at the end of the 19th century Sunninghill parish boundaries were re-drawn and Haining became part of the newly created parish of South Ascot.

The vaulted ceiling continues into the large ensuite bathroom which has a remote-controlled Velux window. This is a fantastic ensuite – huge, fully tiled and modern, having been recently updated. It has a lovely walk-in rainfall shower, bathtub, twin washbasins, and heated towel rail all in restful taupe colours.

The second bedroom is at the far end of the landing and overlooks the rear garden, while bedrooms three and four overlook the front of the house. All three further bedrooms are spacious and light large doubles with plenty of built-in storage and are full of potential in all respects. Additionally, all of the bedrooms in South Haining are peaceful and restful thanks to its private road location. These three bedrooms share the recently renovated, smart family bathroom accessed from the landing.



Haining was property number 261 on the 1871 census and was built a few years before the Berystede. Now the site of the MacDonald Berystede hotel, in the 1870s the 10th Lord Elibank leased over 30 acres of land to the Standish family who built the original Bery Stede.



GARDEN OF DELIGHTS

Positioned to the side of South Haining, the gardens revolve round a large paved courtyard patio which, in its south/west-facing position, receives a good quota of sunshine.

The patio is accessed via either the back door or the French doors in the kitchen/breakfast room – the latter can be flung open in the summer to ‘bring the outdoors in’ and create an easy link for al fresco dining and entertaining. There’s plenty of room for a large patio table and chairs, sun loungers, barbecue, firepit, or whatever takes your fancy.

Screened by mature trees, conifers, shrubs and fencing, the garden is secure, private and manageable. A gently slanted set of crazy-paved steps and paths wind through pretty, timber sleeper-bordered beds and rockeries to the lawns which feature further curvaceous evergreen borders and are dappled with sunshine in the shady overhang of some lovely more mature trees.

For a family, there’s space for the children to play or kick a ball, while grown-ups might prefer to relax on the pretty wooden arbour or perhaps cultivate a kitchen garden. Mowers, gardening tools, bikes, children’s play equipment and so on can be stowed away in the nice big shed.



After the arrival of the railways in the mid 19th century, many more aristocrats started buying land and building country homes in new areas, with Ascot's branch of the railway opening in 1856.



PREMIER LOCATION



South Haining embraces the plethora of options that 2,653 sq ft of flexible living space in a premier location affords. A showcase of Victorian architecture at its finest with allocated parking for two cars on the gravelled parking area in front of the house and additional parking in the crescent. This fine house exudes charm with its handsome and decorative red brick façade, white gables with carved 'club' detail and lofty chimneys. At the front, a stretch of lawn and shrubbery run the width of the house under the windows and a paved path leads to the half-glazed front door.



The original name 'Ravensbury' was changed to 'Haining' in the 1920's by its then owner, (Horace) Cecil Vickers, founder of stockbroking firm Vickers da Costa. Latterly, Vickers da Costa was taken over by Citibank in 1986, just 1 year before Black Monday in 1987.

ROUND AND ABOUT

While it's generally surmised that Ascot is defined by horse-racing, there's so much more to this charming Berkshire town – in fact, all you need for a comfortable and fulfilled lifestyle is right on the doorstep, or very close by.

Ascot's bustling high street is about a mile from South Haining – it's a pleasant walk to enjoy the independent shops, restaurants and cafes – complete with outdoor tables in the summertime. It's all very upbeat and the energy extends into the evening with cocktail bars and live music venues.

The current owner of South Haining enjoys a stroll to nearby Sunninghill for drinks and highly-rated food at the Thatched Tavern, and this area is generally blessed with great places to eat out. The Dog & Partridge, La Sorentina, The Cloche, Seasons Kitchen and Bluebells are close by while a short drive takes you to the gorgeous setting of Coworth Park and the Michelin-starred menus of Woven by Adam Smith.

Travel connections are excellent via all modes of transport – it's a pretty 15-minute walk to Ascot station with frequent mainline trains to London Waterloo and Reading, ten miles to Heathrow airport and, by car, the M25, M3 and M4 are all within easy reach.

Families are spoilt for choice with the prime choice of state and private schooling in the area. It's a ten-minute stroll to St Francis Catholic Primary School, or three miles to Ascot Heath Primary School, both Ofsted-rated outstanding, and the sought-after secondary and sixth form, Charters School, is similarly rated and within walking distance.

Independent schools are in abundance with exceptional facilities, academic records and pastoral care. For boys, Papplewick and Sunningdale Schools and, for girls, The Marist, Heathfield, St George's and St Mary's are all within a three-mile radius. The elite Eton College and Wellington College are a 20-minute drive.

Golf is more than well represented in the lush Berkshire countryside with a choice of world class courses including Sunningdale, Wentworth – location for the annual PGA Championship - and The Berkshire and Swinley Forest, all within a five-mile radius.

If you love the great outdoors, then Ascot is perfectly placed for all sorts of activities. Scenic Windsor Great Park, Virginia Water or Savill Garden are wonderful places to walk and relax.

Youngsters will clamour for season tickets to nearby Legoland Windsor, Thorpe Park and Go Ape – Ascot is ideally located for all of these, and for the magical Lapland UK at Christmas.

WHERE TO GO WHEN YOU NEED...



Milk: Swinley Store is conveniently located less than half a mile away.



Golf: Several world-renowned courses are right on your doorstep here, including Wentworth, Sunningdale and The Berkshire just minutes away. Further options include Sunningdale Heath, Swinley Forest, Ascot and Mill Ride. The PGA Championships are held at Wentworth annually and well worth a visit.



Dinner/Drinks: There are so many incredible restaurants to choose from in and around Ascot. Bluebells, Seasons Kitchen, Coworth Park, The Thatched Tavern, Pazzia and 1215 at Fairmont Windsor Park Hotel all provide exquisite culinary treats. Or, if you're looking for Michelin stars, Woven by Adam Smith at Coworth Park and three restaurants in nearby Bray have 7 stars between them.



Weekly Shop: With Ascot high street only a mile away, there are several options for a quick grocery shop with both Sainsbury's Local or Tesco Express just up the road. A large Waitrose is an easy five-minute drive away in Sunningdale.



Gym/Fitness: There are plenty of local health clubs with fantastic facilities including Wentworth Club, Coworth Park Hotel & Spa, Pennyhill Park Health Club & Spa and the MacDonald Berystede. Virginia Water, which lies at the southern edge of Windsor Great Park, is just a few minutes away.

The word "Haining" is of Scottish origin and means enclosure. Specifically, the enclosing of ground by fences, hedges, or walls; the fence, hedge, or wall forming the boundary of an enclosure.



THE FINER DETAILS

Square Footage: Ground Floor – 124.1 sq m / 1336 sq ft
 First Floor – 122.4 sq m / 1317 sq ft
 Total – 246.5 sq m / 2653 sq ft

EPC: E

Council Tax Band: F

Heating: Gas Central Heating

Distances: Ascot Train station 0.8 miles
 Ascot Racecourse 1.2 miles
 Heathrow Airport 11.7 miles
 Central London 28.8 miles.

Local Authority: Royal Borough of Windsor & Maidenhead



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The logo featured throughout this brochure is taken from the Gore family coat of arms.



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