

ENGLEFIELD PARK

Englefield Green • Surrey



Exceptional country estate with views for over
20 miles across London's iconic skyline and towards
the South Downs.

Main House

Double height reception hall • Cloakroom • WC
Drawing room • Dining room • Study
Sitting room • Kitchen / breakfast room
Utility room • Laundry, store and boot rooms

Master bedroom suite with 'His & Her' bath and shower rooms
Dressing room and south facing balcony
2 large bedroom suites
2 addition bedrooms and 1 further bathroom

Guest Cottage

Double height living room with exposed beams • Kitchen area
Shower room • Bedroom

Garaging

Triple Garage and potential for a staff flat above
In addition there are 3 car ports

Staff Cottage

Kitchen • Living room • Bedroom 1 / Office • Bedroom 2 with shower room

American Barn and outbuildings

The American barn is home to 10 exceptional stables, a tack room and grooms room
There are various field shelters and storage sheds

Exceptional far reaching views

In all about: 12 acres (4.85 hectares)

Planning potential - subject to full permission

There is potential to gain planning permission for a replacement dwelling
in the region of 20,000-30,000 sq ft.

Architects Ascot Design have been commission to produce a scheme for a classical
mansion of uncompromising proportions.



THE LOCATION

Englefield Park is a charming country estate with planning potential to either extend the existing house or build a new country house in arguably the most prestigious location outside London. Situated near the beautiful village of Englefield Green, off Kingswood Rise – Englefield Park is entered via large wrought iron entrance gates and a lime tree lined drive.

The drive meanders through the estate, protecting the privacy of the house which is situated on the top of the hill. As you progress along the drive, the view opens to various landmarks across the iconic London skyline. On a clear day, you can see Canary Wharf, The Shard, The Gherkin and other iconic buildings in the City. The house itself enjoys views towards the South Downs – some 20 miles away over the tree tops of Surrey.

Englefield Green is consistently rated by the world's royal families and business elite, as the favoured address to own a country estate due to its close proximity to central London – just twenty two miles away and Heathrow airport – just five and a half miles away. The Wentworth golf club is just a three and a half miles away. Virginia Water, Sunningdale and Ascot offer local shopping amenities, whilst schools such as Eton College, ACS Egham, St George's Ascot and Bishopsgate are all within easy reach.

Guards Polo Club is within a short distance at Smith's Lawn in Windsor Great Park and polo is also available at Royal County of Berkshire Polo Club at Winkfield. The world's most famous race meeting – Royal Ascot is just seven miles away. Restaurants and hotels in the area are exceptional with the likes of Dorchester Collection at Coworth Park and the Michelin starred Fat Duck and The Waterside Inn at Bray, The Latymer at Bagshot and Drakes at Ripley.

DISTANCES

Airports

5.6 miles	Heathrow Airport Terminal 5
8.6 miles	Fairoaks Airport (private)
22 miles	Farnborough Airport
37.5 miles	Gatwick Airport

Leisure

3.4 miles	Wentworth Golf and Country Club
5.5 miles	Sunningdale Golf Club
7.1 miles	Ascot Racecourse

Education

11 miles	Bishopsgate School
7.3 miles	St Mary's Ascot
5.3 miles	Eton College
6.7 miles	St George's Ascot

Locations

2.6 miles	Virginia Water
5 miles	Windsor
7.1 miles	Ascot
22 miles	Knightsbridge, Central London





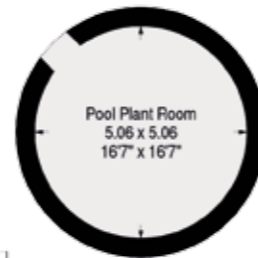
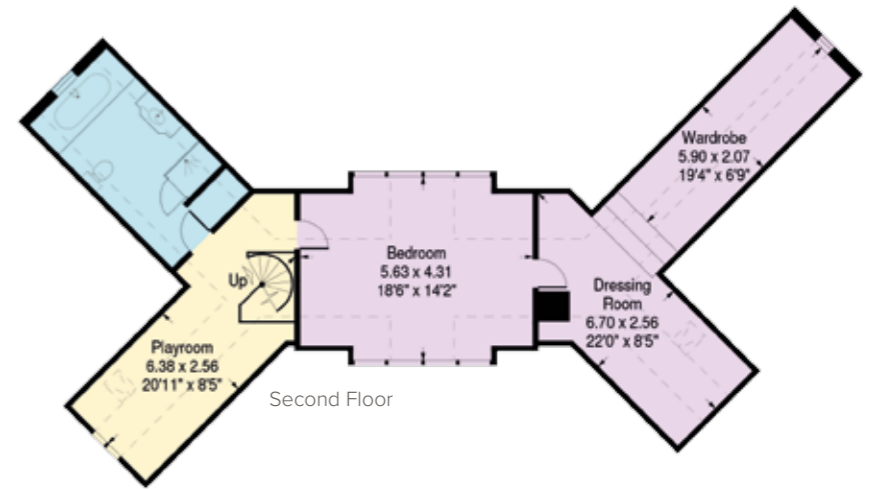






Englefield Park

Approximate Gross Internal Area:
 House: 586.8 sq.mts. / 6316 sq.ft. (including changing room and reduced height area, below 1.5m - denoted with dashed line)
 Reduced height area: 48.4 sq.mts. / 521 sq.ft.
 Staff Cottage: 97.4 sq.mts. / 1048 sq.ft. (including reduced height area, below 1.5m - denoted with dashed line)
 Reduced Height Area: 6.8 sq.mts. / 73 sq.ft.
 Guest Suite: 87.3 sq.mts. / 940 sq.ft. (including reduced height area, below 1.5m - denoted with dashed line)
 Reduced Height Area: 6.3 sq.mts. / 68 sq.ft.
 Garage: 78.1 sq.mts. / 841 sq.ft. (including reduced height area, below 1.5m - denoted with dashed line)
 Reduced Height Area: 14.0 sq.mts. / 151 sq.ft.
 Pool Plant Room: 20.0 sq.mts. / 215 sq.ft.
 Dimensions for the American barn and other buildings are available upon request.



Ground Floor



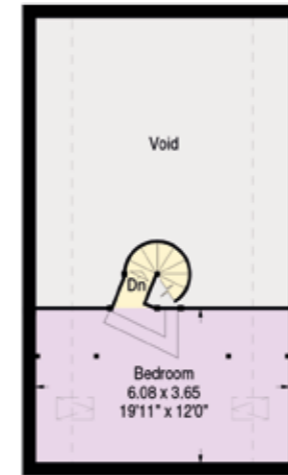
First Floor

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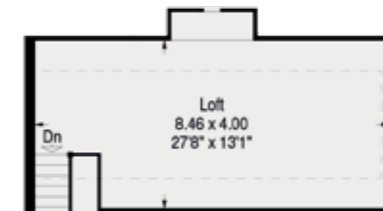
This plan is a reproduction of existing drawings and is for guidance only. It must not be relied upon as a statement of fact.



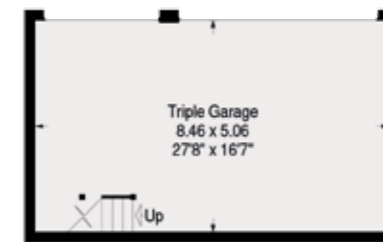
Guest Cottage: Ground Floor



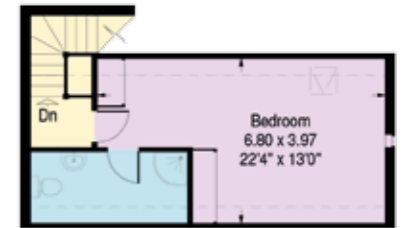
Guest Cottage: First Floor



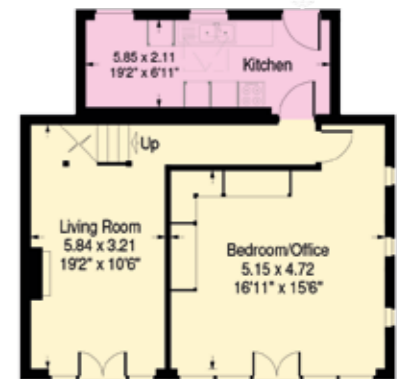
Garage: Ground Floor



Garage: First Floor

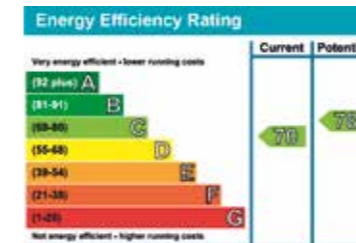


Staff Cottage: First Floor

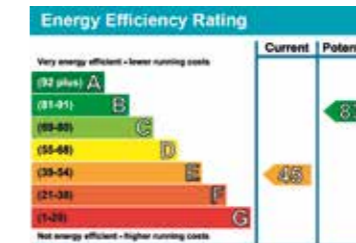


Staff Cottage: Ground Floor

Englefield



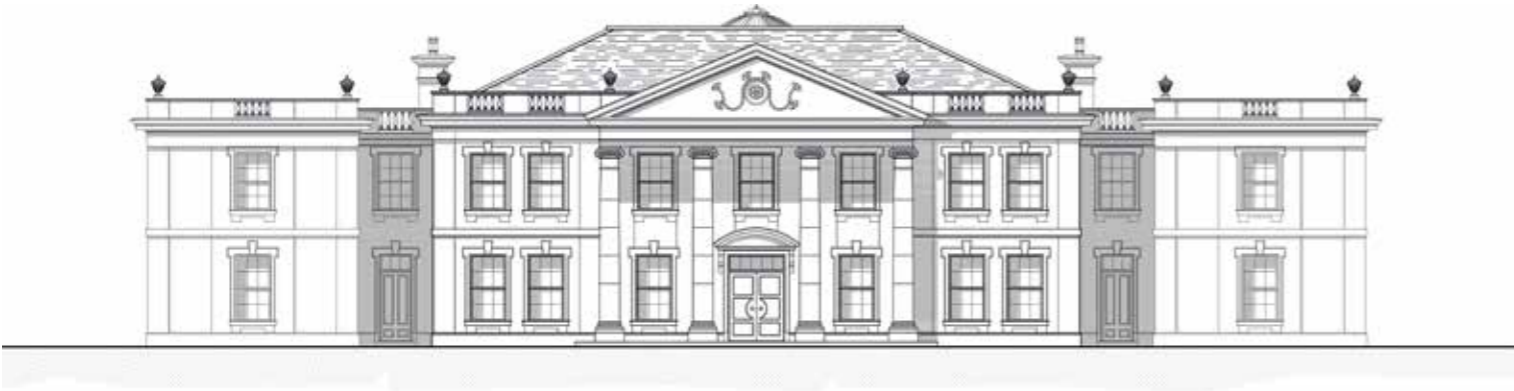
The Cottage



The Barn



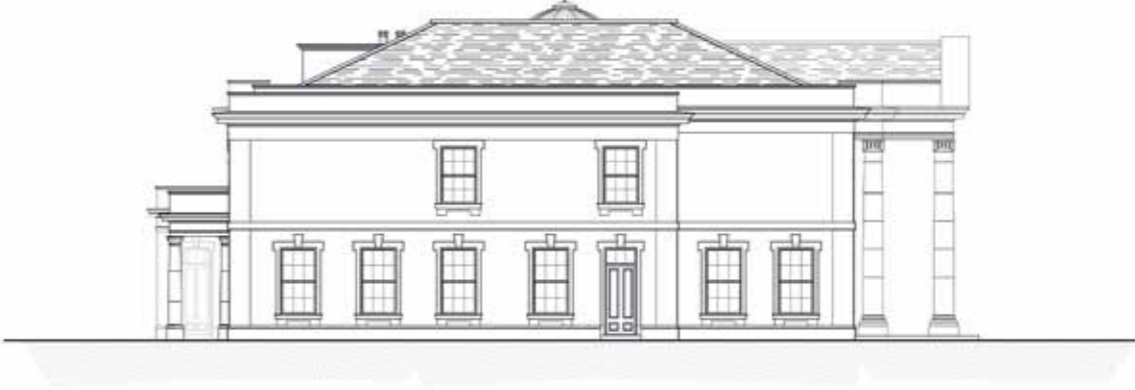
Proposed plans - subject to planning permission



Proposed Front Elevation

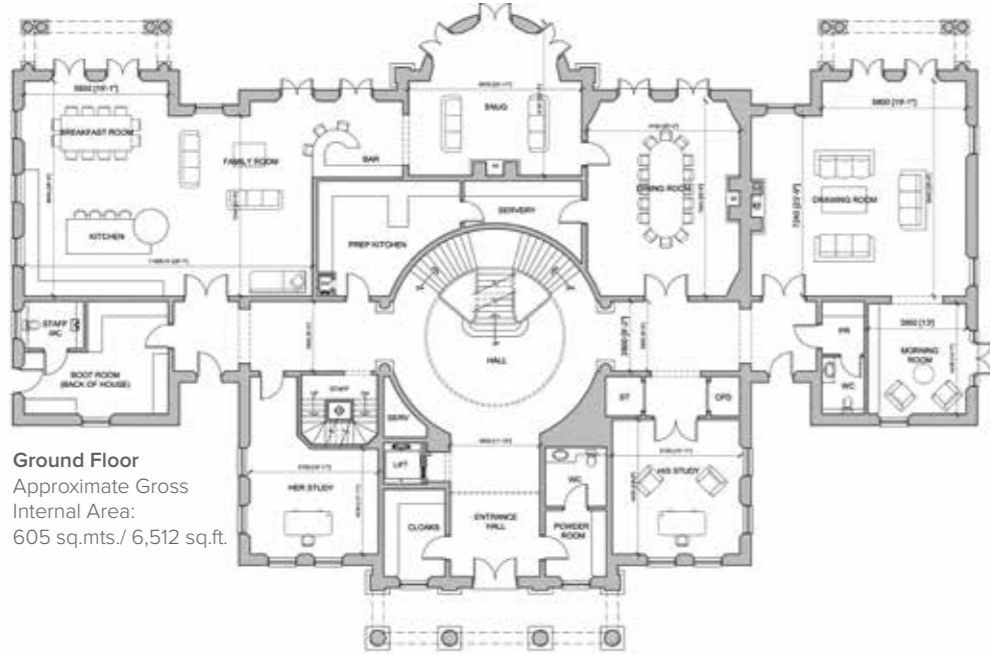


Proposed Rear Elevation

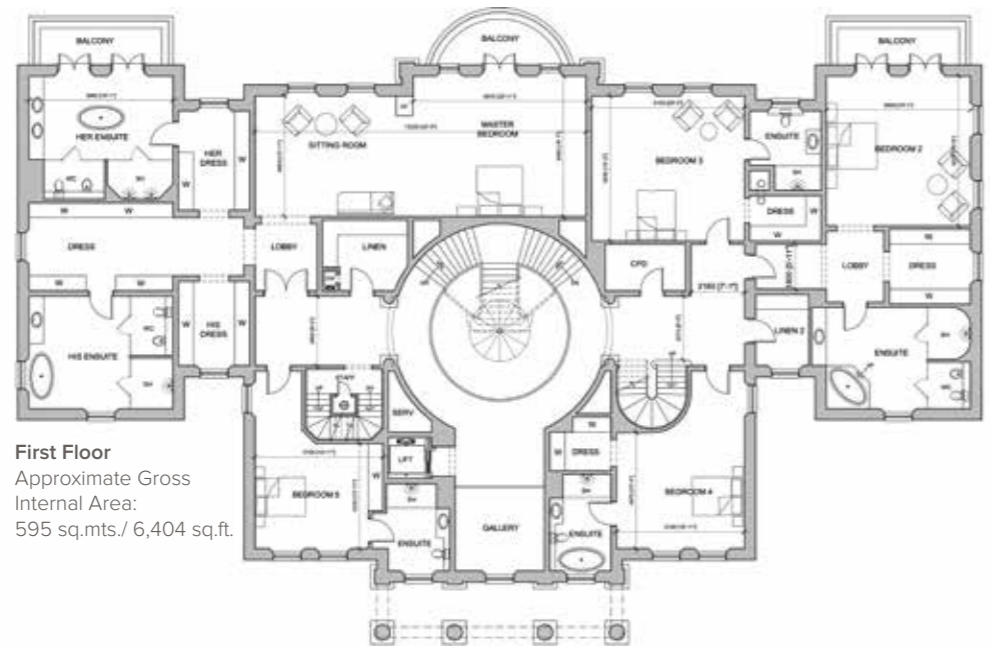


Proposed Side Elevations

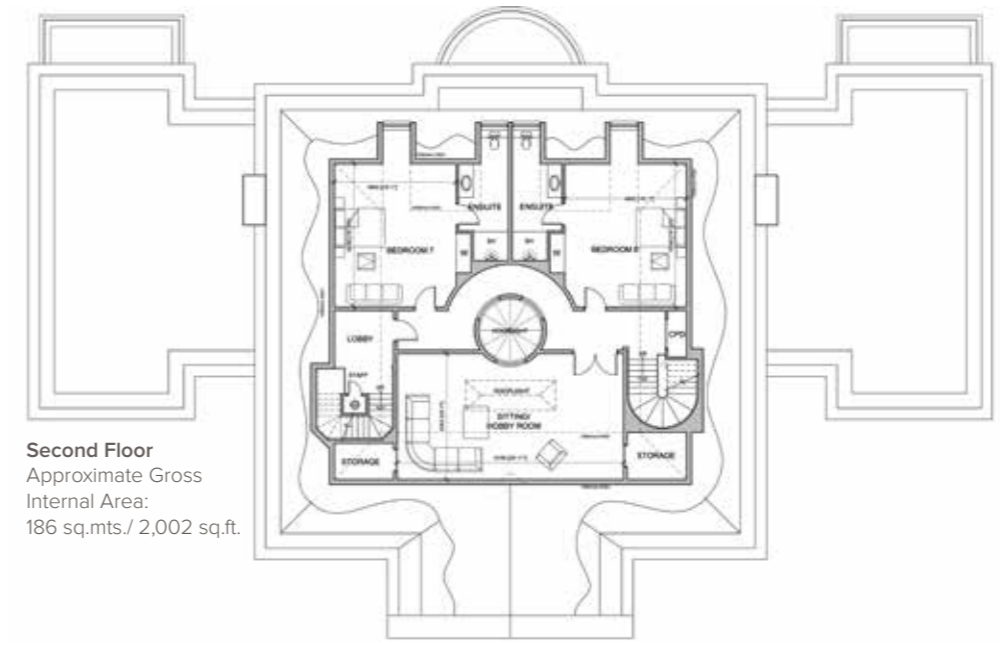
Proposed plans - subject to planning permission



Ground Floor
Approximate Gross
Internal Area:
605 sq.mts./ 6,512 sq.ft.



First Floor
Approximate Gross
Internal Area:
595 sq.mts./ 6,404 sq.ft.



Second Floor
Approximate Gross
Internal Area:
186 sq.mts./ 2,002 sq.ft.



Basement Floor
Approximate Gross Internal Area:
1,190 sq.mts./ 12,809 sq.ft.







HANOVER

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