





CHARTERS • SUNNINGHILL
ASCOT • BERKSHIRE

*Sunningdale Station 1 mile (Trains to London Waterloo approximately 50 minutes), Ascot 2 miles, Windsor 8 miles, Central London 27 miles,
M25 (J13) 7 miles, Heathrow Airport 10 miles, Gatwick Airport 44 miles, Battersea Heliport 26 miles, Farnborough Airport 13 miles.
(All mileages & times are approximate).*

THE JEWEL IN THE CROWN OF A WORLD CLASS DEVELOPMENT

Magnificent triplex apartment converted from one whole wing of a 1930s Grade II Listed country house.

Four bedroom suites, two large reception rooms, den/office, study and kitchen, as well as a second floor, ideal for entertaining, opening onto extensive roof terracing.

Exclusive use of the Charters luxurious spa.

Five star 24 hour concierge service.

State of the art security systems, including CCTV.

Secluded and elevated aspect looking out over magnificent gardens and grounds, with all-weather tennis court.

Four underground car parking spaces, plus two spaces outside The Mansion.

In all Charters extends to approximately 20 acres (about 8 hectares).



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Your attention is drawn to the Important Notice on the last page of the text.







Racing at Ascot



Eton College

SITUATION

Charters enjoys a magnificent elevated and secluded position, 250ft above sea level, between Ascot and nearby Sunningdale, with commanding views over its own mixed woodland. Sunningdale, with its regular 51 minute rail journey into London (Waterloo), as well as Waitrose, is 1 mile away. Windsor, with a 27 minute train service into London (Paddington) is a 15 minute drive.

Windsor, Ascot and the surrounding area are well known for their fashionable boutiques, bistros, brasseries and traditional country pubs. The area also enjoys some fine dining with the John Campbell restaurant in the newly opened 5* Coworth Park Hotel in Ascot, as well as The Waterside Inn and The Fat Duck restaurants in Bray.

Polo at the Royal County of Berkshire Polo Club, Guards Polo Club and Coworth Park. Golf at Wentworth, Sunningdale, The Berkshire and Swinley Forest. Racing at Ascot, Windsor, Kempton, Sandown, Epsom and Newbury. Rowing at Dorney Lake and on stretches of the River Thames. Theatre in Windsor at the Theatre Royal or at any of the six theatres in Reading. Walking and riding in Windsor Great Park.

Top public schools nearby include Eton College, Heathfield School, Sunningdale, St George's and St Mary's Ascot.

The property is also convenient for TASIS (The American School in Surrey), ACS (American Community School) in Egham & Cobham and the Royal Holloway University.



Golf at Wentworth



Golf at Sunningdale



Windsor Great Park & Castle



HISTORY

Following records showing a small group of cottages standing on the site of Charters, the potential for a purpose built mansion in the elevated position was realised by William Terrick Hamilton, who built the first house in the late 1860s. The property remained in the Hamilton family until 1901 when it was sold to Egbert Iveson before being sold again, soon after WWI, to Colonel Ralph Peacock. On his death the house was bought by the Shaws, a 'high society' family, who sold it in 1936 to the industrialist, Frank Parkinson. He employed architects Adie Button and Partners to design a contemporary house, with The Mansion we see today having been built for him in 1938 and described as 'one of the last great country houses to be built in Britain'.

Charters survived WWII and enjoyed many distinguished guests including Winston Churchill and the Duke and Duchess of Windsor who were loaned the property for a time. It was sold to Sir Montagu Burton in 1949 and by then supported a great number of staff, with farmland, cottages, lodges and ornamental gardens. His death saw the break up of the estate with the house remaining empty before a research company and then De Beers owning the property thereafter.

Charters was bought by Sabre Developments in 2002, who managed the development of the property including the original house, The Mansion, within which is Parkinson. The two new buildings have since been added to provide a further 28 apartments and penthouses.



The Great Hall







DESCRIPTION

Charters is approached off Charters Road, only one mile from Sunningdale, through a very imposing entrance with controlled security gates. The drive sweeps up the hill through magnificently landscaped grounds to the property with parking at the rear of The Mansion.

Parkinson, which extends to around 5,217 square feet (484.6 sq m), with approximately 5,660 sq ft of private terraces, occupies the whole of the south-east facing wing of the original house. It is clad in 22 inch square slabs of Portland Stone with the original Crittal bronze windows, so indicative of the era. The property is approached through the original front door of The Mansion into a reception area, which then opens onto the magnificent double height Great Hall, with marble fireplace and black and white stone floor.

The current owner was the first to buy on the development and was able to agree their own very detailed and extremely high quality specification for the property with the developer, combining a ground and duplex apartment above. The whole apartment has state of the art systems, including Crestron system, Lutron lighting and televisions and iPod docks to most rooms. All the main rooms in the property have electronic pads controlling security, music (surround sound), curtains, heating, cinema and television, together with remote controls.

Very high quality cupboard and shelving units, designed to be sympathetic to the Art Deco era, and including glass display cabinetry and desks have been fitted throughout the property by Archer & Smith, much in American Black Walnut, giving ample storage and display space. Heating is under floor, where floors are wood or stone and electric fancoil units elsewhere. The original and very innovative air conditioning system - chilling - is still in place, although now operated by modern machinery, however the original plant, made by Young Austin and Austin, has been retained as part of the building's heritage and is located in the Concierge's basement storage area.





ACCOMMODATION

GROUND FLOOR

The property is off the original **Great Hall**, through Art Deco style black piano lacquered doors, past Corinthian columns and into a very gracious Travertine stone floored **entrance hall**, with elaborate plaster ceiling and coving. Double glazed doors open onto the extensive terrace. Two large reception rooms open off the entrance hall, one the original **library** and the other, although used currently as a **family room**, could easily be a magnificent **dining room**.

There is a **cloakroom** off the entrance hall, with original black porcelain Art Deco hand basin, wash stand and lavatory.

The Library

Situated on the south-east facing corner of the house, this room retains the original wall to wall walnut bookshelves, plaster ceiling and elegant marble fireplace complete with gas fire. Sliding and folding bronze casement windows across the corner fully fold back to give an uninterrupted view of the terrace, gardens and grounds beyond. Solar blinds have been fitted to the windows, as well as electrically operated curtains.

Family Room

The original Boudoir to the house, this is a magnificent reception room, the largest in the property. The room has extensive fitted shelving, cupboards and glass display cabinets in black walnut, mirrored alcoves and an attractive corniced plaster ceiling. Solar blinds, as well as full length electrically operated curtains are fitted to the windows which run the entire length of the south facing wall to full height, overlooking the terrace and grounds beyond.

Study

Fitted out with floor to ceiling black walnut cupboards and drawers, together with a desk area.

Kitchen

Fitted with an extensive range of Bulthaup units, large breakfast bar, Miele hob, dishwasher, integral coffee machine, drinks fridge & warming drawer, Gaggenau steam convector and electric ovens with extractor hood over, Sub Zero wine fridge and family size fridge/freezer. Archer & Smith bespoke cabinetry including a large display cabinet and desk area. There is also ample space for a dining table and chairs.

A **utility room** opens directly off the kitchen, with Miele washing machine and drier, plus waste disposal machine.



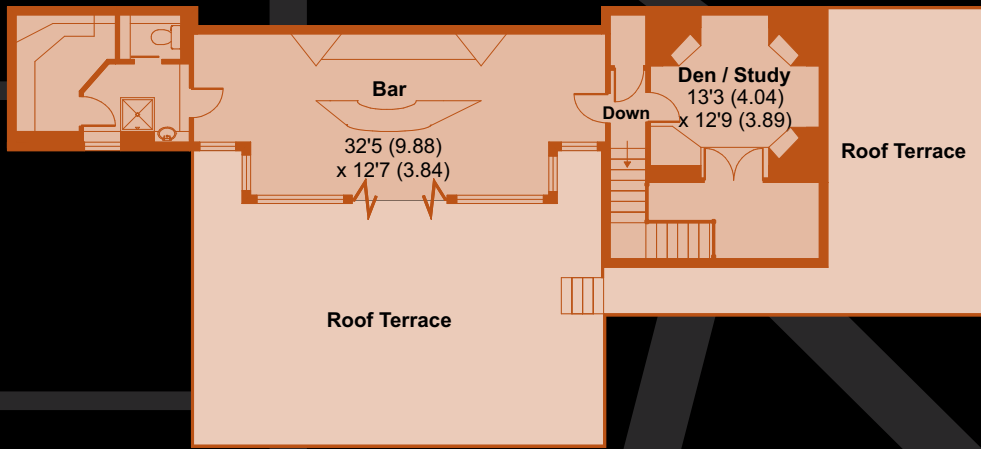




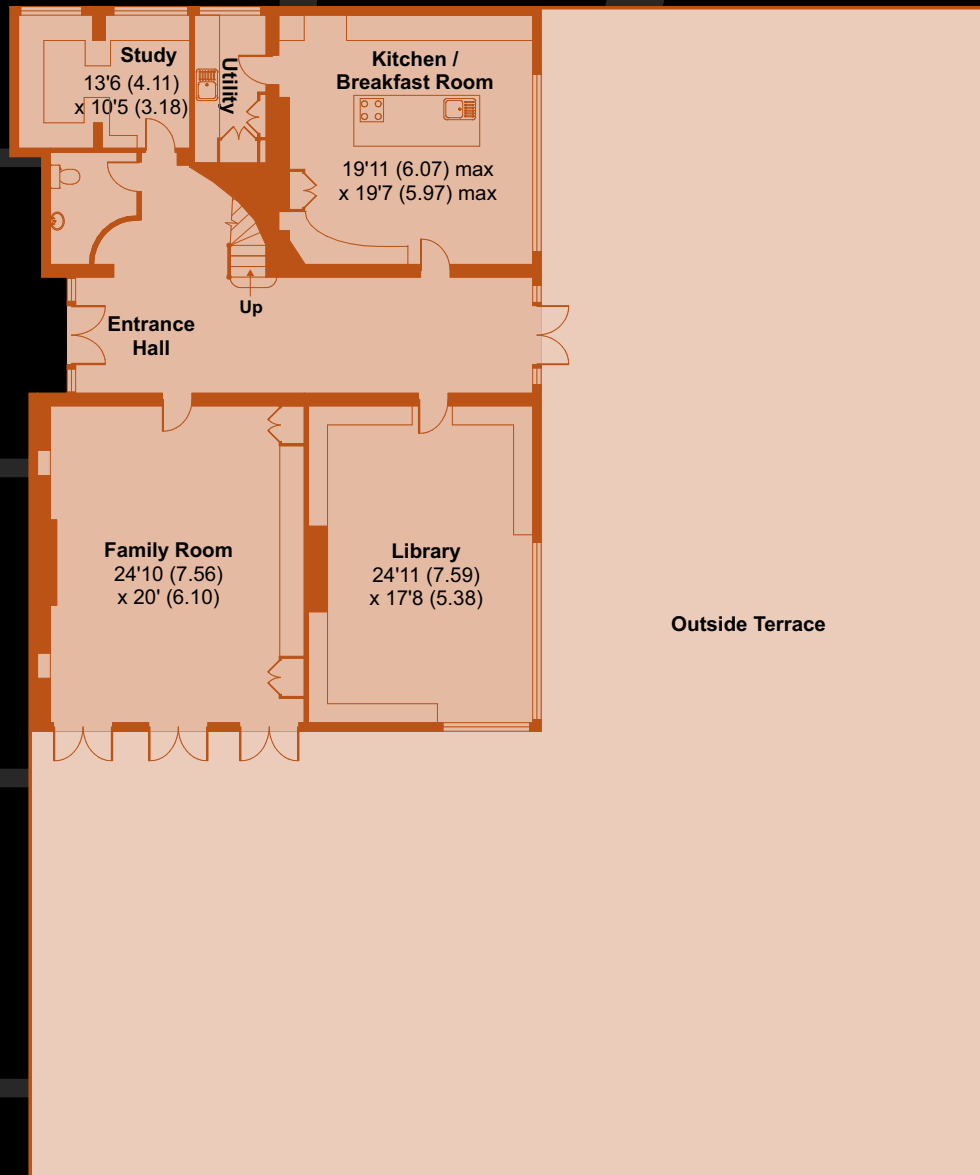




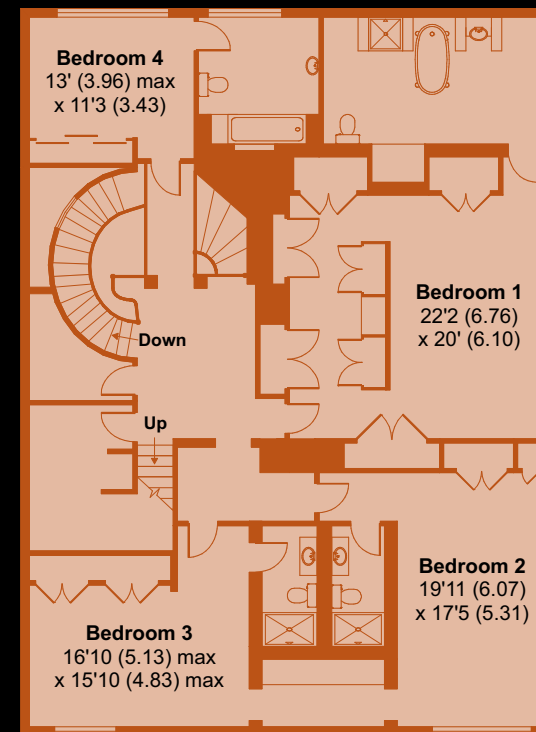




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Floor Area: 5,217 sq ft (484.6 sq m)

Approximate Gross Terrace Area: 5,660 sq ft (526 sq m)

For identification purposes only. Not to scale







ACCOMMODATION

FIRST FLOOR

Four large bedroom suites on the first floor are approached by an elegant sweeping stone staircase, with gilt Rococo balustrading:

Master Bedroom

With seven floor to ceiling fitted wardrobes with bevelled glass doors. A large, lit, etched glass and wood screen/bedhead and matching footboard, inspired by Lalique and made especially for the present owner, divides off the dressing room area, which includes a built-in dressing table and period fireplace. Windows along the whole length of the room fold back to give a panoramic view of the gardens and grounds. Faux leather has been fitted into the original panelling on the walls, sympathetically combining the Art Deco and contemporary eras of quality craftsmanship.

Master Bathroom

Perhaps the 'piece de resistance' of the whole property, the original Art Deco bathroom has walls and fittings which are covered in pink onyx cut from one huge piece of stone with matching grain. The original Art Deco clock has been restored and takes pride of place on the back wall. It is believed the onyx in this bathroom is so rare, it would be impossible to find this quality and quantity today to replicate a similar bathroom.

Bedrooms 2 and 3

Arranged in a separate suite of rooms, with considerable built in shelving and wardrobe space. They share a large 'Jack and Jill' dressing room which includes two full dressing tables with theatre dressing room type lighting. Each bedroom has its own en suite shower room and the bedroom on the same south-east aspect as the library below, also has windows that fold back giving stunning vistas over the grounds.

Bedroom 4

Accessed by a small bridge over the staircase. It has bespoke Art Deco wardrobing with an original en suite Art Deco bathroom, featuring original sanitary ware and beautiful mirroring.

On the large square landing, there is a **communications room** with much of the electronic plant, as well as a walk in linen cupboard and store.







ACCOMMODATION

SECOND FLOOR

Den/Study

With extensive fitted limed oak cupboards and glass display cabinets and includes a large storage cupboard. A further walk-in storage cupboard is situated at the top of the stairs.

Entertaining Room

A fabulous area with bespoke walnut and granite bar, running almost the length of the room, together with etched glass and display shelving behind for storing bottles and glasses. The bar is well equipped with two Miele wine fridges and two Liebherr drinks fridges, plus plumbing for a dishwasher.

Off the bar there is a fully mosaic tiled steam room, wired for sound with built in speakers, plus LED mood lighting to the ceiling, which changes colour. A fully mosaic tiled shower cubicle and lavatory adjoins.

The bar area has concertina doors which fold back almost the length of the room, combining seamlessly with the large roof terrace to give considerable party space.

The roof terrace has two separate entertaining areas, amounting to approximately 1,007 sq ft (94 sq m) in all. A hot tub can be found on the first terrace where there is also ample room for dining and lounging. Glass steps lead to a second secluded area for sunbathing. All the terracing is landscaped with planters, specimen plants, black slate and stones and lit for use in the evenings.













CHARTERS SPA & CONCIERGE

Owners of the 34 apartments and penthouses at Charters, plus their families and guests have the exclusive use of the Charters Spa, which is situated on the lower ground floor adjacent to The Court.

The spa centres around a stunning 50 ft (15m) swimming pool with glazed atriums above. A well equipped gym and exercise room, with cardiovascular exercise machines and a free weight area, overlooks the pool. Adjacent to the pool area and changing rooms are a sauna, Turkish bath and further rooms, which are available for a wide variety of specialist beauty and health treatments. A traditional snooker room, with bar, also forms part of the spa and the concierge desk is available to book personal trainers, health and beauty treatments as required.

A lifestyle manager, together with the concierge, also offers assistance with everything from booking restaurants and theatre tickets to organising a party or stocking your fridge before your arrival. In addition, 24 hour security guards monitor the CCTV cameras and carry out patrols of the grounds, to ensure the privacy and safety of the residents.

Charters' housekeeping service provides both communal and apartment cleaning.

A centrally located concierge storage facility is available with the property.

GARDENS & GROUNDS

The property enjoys extensive private terracing around two sides of the property, amounting in all to around 4,653 sq ft (432 sq m) and opening off the entrance hall and family room.

The original gardens were laid out after the owners who built the original Art Deco house, Mr and Mrs Parkinson, visited Italy. They were designed so that they could enjoy 14 separate and delightful vistas of the house and gardens. Many of these have been restored and new trees planted, enhancing both privacy and seclusion.

From the terrace of the main house, well maintained lawns stretch away to hardwood and conifer trees and a fine view of the Hog's Back. To the east is a splendid 1930s colonnade, enclosing a sculptured water fountain and rock garden. A beautiful landscaped lake, planted with a variety of specimen plants and trees and strategically lit, meanders through the grounds, providing a stunning vista from the roof terrace.

Particular features of the property are the magnificent old oak trees and birch trees to the north, an imposing setting for the grand entrance to Charters. The west side is home to a stretch of majestic Scots Pine.

Residents are able to enjoy woodland walks through rhododendrons and native shrubs, with displays of colour all year round. A number of benches and picnic areas have been provided for the enjoyment of residents and there is also an all-weather tennis court.

As well as the collection of rare Koi carp, Charters is also home to a plethora of wildlife including Meadow Brown butterflies, kingfishers, green woodpeckers, badgers and a variety of deer and wildfowl.

Parkinson is allocated four underground car parking spaces, as well as two additional outdoor car parking spaces in The Mansion car park, together with parking for visitors.









DIRECTIONS (SL5 9QZ)

From London take the M4 motorway to junction 4B and then join the M25, following signs to Gatwick Airport. Leave the M25 at junction 13, signed to Staines, and follow the A30 marked to Camberley, Ascot and Bagshot. Continue along the A30, passing Royal Holloway College, Wentworth Golf Club and Sunningdale. Just after the railway crossing in Sunningdale turn right into Charters Road. Follow the road for approximately 0.5 miles and Charters security gates can be found on the right hand side.

From Ascot High Street, turn down Station Road, opposite the racecourse and proceed for approximately 2 miles. Turn left into Charters Road. Continue along Charters Road and after a short distance the security gates to Charters will be found on the left-hand side.

TENURE

The property is sold with 994 years remaining of the original 999 year lease granted to the current owner, when the property was purchased. The freehold reverts to the leaseholders when most of the apartments are sold, or by 2018, at no additional cost.

The property was sold with a ten year independent new build warranty and seven years remain.

Ground Rent £550 per annum

Service Charge £78,000 per annum.

This covers maintenance of the grounds, buildings, use of the spa, including the swimming pool, housekeeping, garaging, tennis court, 24 hour security and concierge.

The services at Charters are managed by Arora Management Services.

Parkinson enjoys four hours of complimentary housekeeping per week.

SERVICES

Water, gas, electricity and drainage are all on mains.

Central heating is both mains gas and electric.

LOCAL AUTHORITY:

Royal Borough of Windsor and Maidenhead

Town Hall

St Ives Road

Maidenhead

Berkshire SL6 1RF

Tel 01628 798 888

VIEWING

Strictly by appointment with Savills or Knight Frank.

FIXTURES AND FITTINGS

All of the fitted carpets, curtains, light fittings, garden equipment and statuary are expressly excluded from the sale but may be available by separate negotiation in a turnkey operation.

IMPORTANT NOTICE

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Brochure prepared: August 2011

Photos taken: July 2011

PARKINSON HOUSE

