

# Ribsden Holt, Windlesham, Surrey GU20

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# An important and highly impressive **period country house**

The property offers enormous potential set in over 27 acres of mature grounds.

## Summary of accommodation

Ribsdon Holt is approached via wrought iron entrance gates which open onto an exceptional driveway that winds gently up through the grounds. Bordering the drive are banks of rhododendrons, ornamental ponds, mature lawns and specimen trees.

Approaching the front of the house, the eye is immediately drawn to the beautiful views southwards over miles of Surrey countryside to The North Downs. Views like these in this area are almost impossible to find.

As you enter through an impressive front door the charm and character of Ribsdon Holt is immediately apparent. The reception hall and staircase are indeed rare examples of this style of architecture which continues throughout the house with beamed ceilings, polished wood floors, large open fireplaces, leaded light windows and fascinating interior latch doors.

The accommodation is laid out over four floors and the drawing room is particularly noteworthy being large enough to have a sitting area in front of a huge period fireplace, a bar area for guests and still have space for a grand piano. It also opens into the dining room so, combined, these rooms flow well for those who enjoy entertaining.

On the first floor the principal suite is equally impressive with double bay windows enjoying distant views, dual bathrooms and dressing rooms. There are three further suites on this floor, whilst the second floor offers additional bedrooms, sitting rooms and storage.

To the rear of the property, and accessed via a secondary staircase, there is a self-contained staff flat with two bedrooms, kitchen, sitting room and bathroom. The lower ground level is dedicated to garaging for 10 cars, various storage rooms and large wine cellar.

Guide Price - £10,000,000

EPC Rating - G

Council Tax Band - H

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## Situation

Just 25 miles from Central London the property is situated on a leafy rural road, just on the edge of Sunningdale and Windlesham villages. Conveniently located for access to the motorway network, with Junction 3 of the M3 being about 3.2 miles away. This connects with the M25 and provides good vehicular access to Central London, Heathrow and the West Country. It is worth noting that Farnborough Airport, an important hub for private aircraft, is only about 10 miles away.

The property is only about 2.5 miles from Sunningdale Station (Waterloo 50 minutes) and Waitrose supermarket. There are a number of good local shops in Windlesham and Sunningdale with Ascot offering a more comprehensive selection, including coffee shops and restaurants. The recently refurbished Brickmakers Pub, less than a quarter of a mile away, is highly regarded and has a great restaurant.

The area is ideal for those with sporting interests. There are several world renowned golf courses nearby including Sunningdale, Wentworth, Swinley, Queenwood and Foxhills. There is a choice of health and tennis clubs including Penny Hill Park and David Lloyd Royal Berkshire Health and Racquets club.

Horse racing can be found at Royal Ascot and Windsor and several of the country's top Polo clubs are nearby. There is also the opportunity to walk from the property to Chobham Common which has some beautiful views over the surrounding countryside.

There is an excellent selection of both state and private schooling including Coworth Flexlands, Hall Grove, Woodcote House, Papplewick, St Mary's, St George's, St John's Beaumont and the American Community School. Wellington and Eton Colleges also provide excellent senior education locally.



## Outside

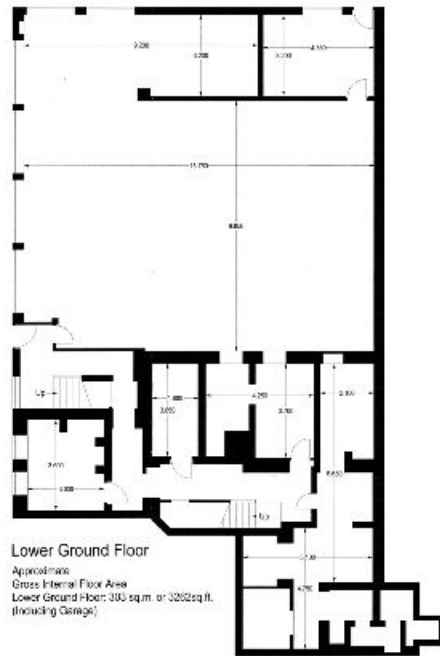
The extensive grounds extend to approximately 27 acres and comprise a mixture of formal lawns and gardens, exceptional rhododendron beds, various mature specimen trees and a hillside pine woodland. A swimming pool and tennis court are set to one side of the formal gardens and the boundary to the rear directly adjoins the 9th and 10th hole of Sunningdale's Old Course. There is also a detached self-contained garden lodge.







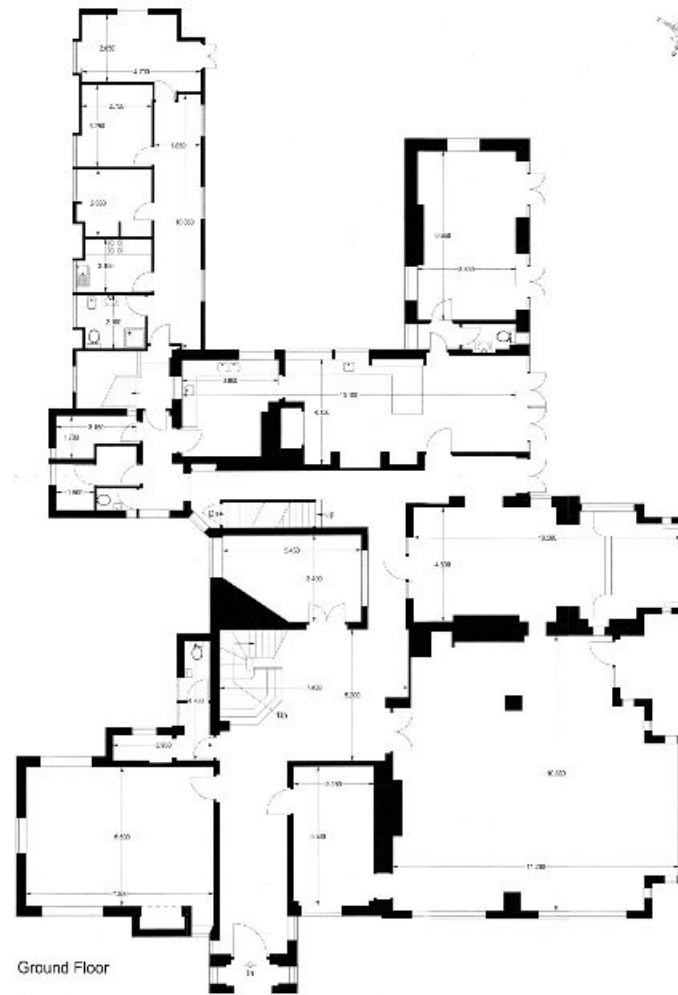




**Lower Ground Floor**  
 Approximate  
 Gross Internal Floor Area  
 Lower Ground Floor: 300 sq.m. or 3202sq.ft.  
 (Including Garage)



**Garden Lodge**  
 Approximate  
 Gross Internal Floor Area  
 Ground Floor: 18sq.m. or 172sq.ft.



**Ground Floor**  
 Approximate  
 Gross Internal Floor Area  
 Ground Floor: 533sq.m. or 5737sq.ft.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

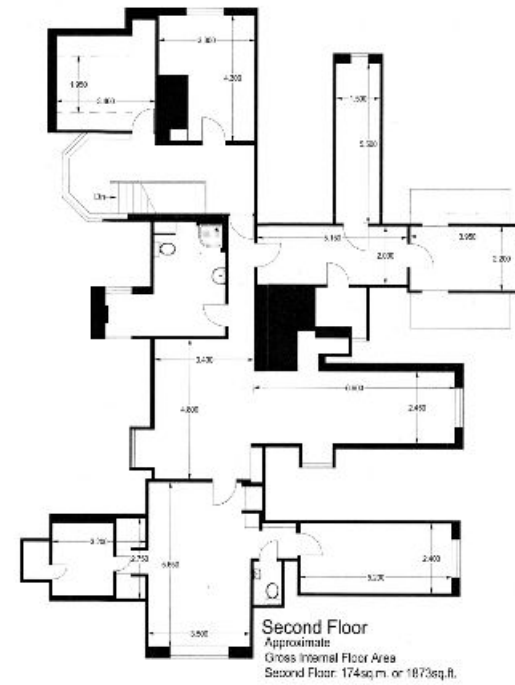
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Particulars dated October 2023. Photographs and videos dated June 2021.

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**Approximate Gross Internal Floor Area**  
**Main House = 14,897 sq ft / 1,384 sq m (Including Garage / Basement)**  
**Garden Lodge = 172 sq ft / 16 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact.  
 Attention is drawn to the important notice below.



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## General Remarks and Stipulations

### Tenure and Possession

Freehold with vacant possession on completion.

### Services

Mains water and electricity, oil fired heating, private drainage.

### Wayleaves, Easements and Rights Of Way

Ribsden Holt is sold with all such wayleaves, easements and rights of way which may exist.

### Viewings

Strictly by confirmed appointment through the selling agent, Knight Frank.

### Fixtures and Fittings

All fitted carpets and white goods are included in the sale. All other items, whether specifically mentioned or not, including curtains, chandeliers, light fittings, garden statuary, machinery and equipment, are excluded from the freehold guide price. Some items can be available separately.

### Directions

Leaving the M3 at Exit 3, at the roundabout, take the 3rd exit onto A322 into Bagshot. After 1.2 miles, take the A30 exit towards London/Heathrow Airport then immediately turn left onto London Road. After approximately 0.7 miles, turn right onto School Road, then left onto Chertsey Rd after 1.3 miles. Enter the property through its white brick gates after 0.6 miles.

What3words: ///will.gave.drama

The enclosed boundary plan is provided for illustrative purposes only and should not be treated as part of an offer or contract.

