

Ribsden Holt, Windlesham, Surrey





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

The property offers enormous potential set in over 37 acres of mature grounds.

Summary of accommodation

5 Receptions | 7-9 Bedrooms | 7 Bathrooms

Ribsden 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, 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 Ribsden 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.

EPC Rating - G

Council Tax Band - H

Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Virginia Water
20 Station Approach
Virginia Water
GU25 4DW
knightfrank.co.uk

Stuart Cole
020 7861 5101
stuart.cole@knightfrank.com

Edward Shaw
01344 293140
edward.shaw@knightfrank.com



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.

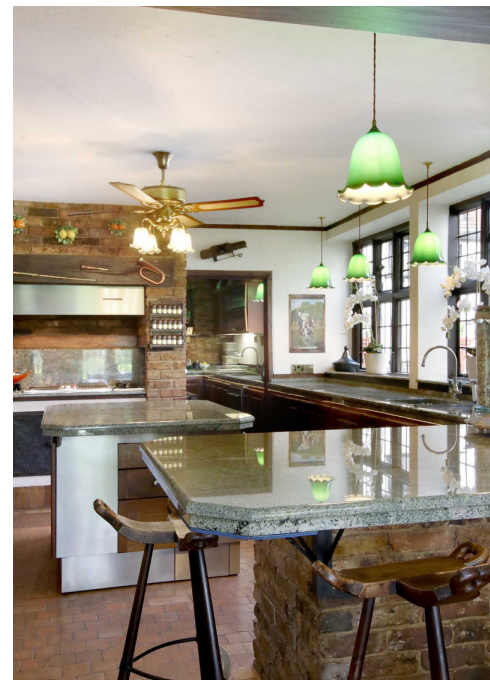




Outside

The extensive grounds extend to approximately 37 acres and comprise a mixture of formal lawns and gardens, exceptional rhododendron plant 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.

The estate includes a detached self-contained garden lodge, a walled garden, former polo paddock, outbuildings and stabling for horses.



Approximate Gross Internal Area
Main House 13122 sq. ft / 1218.99 sq. m
Garage 1776 sq. ft / 165.01 sq. m
Garden Lodge 172 sq. ft / 16.00 sq. m
Total 15070 sq. ft / 1400.00 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



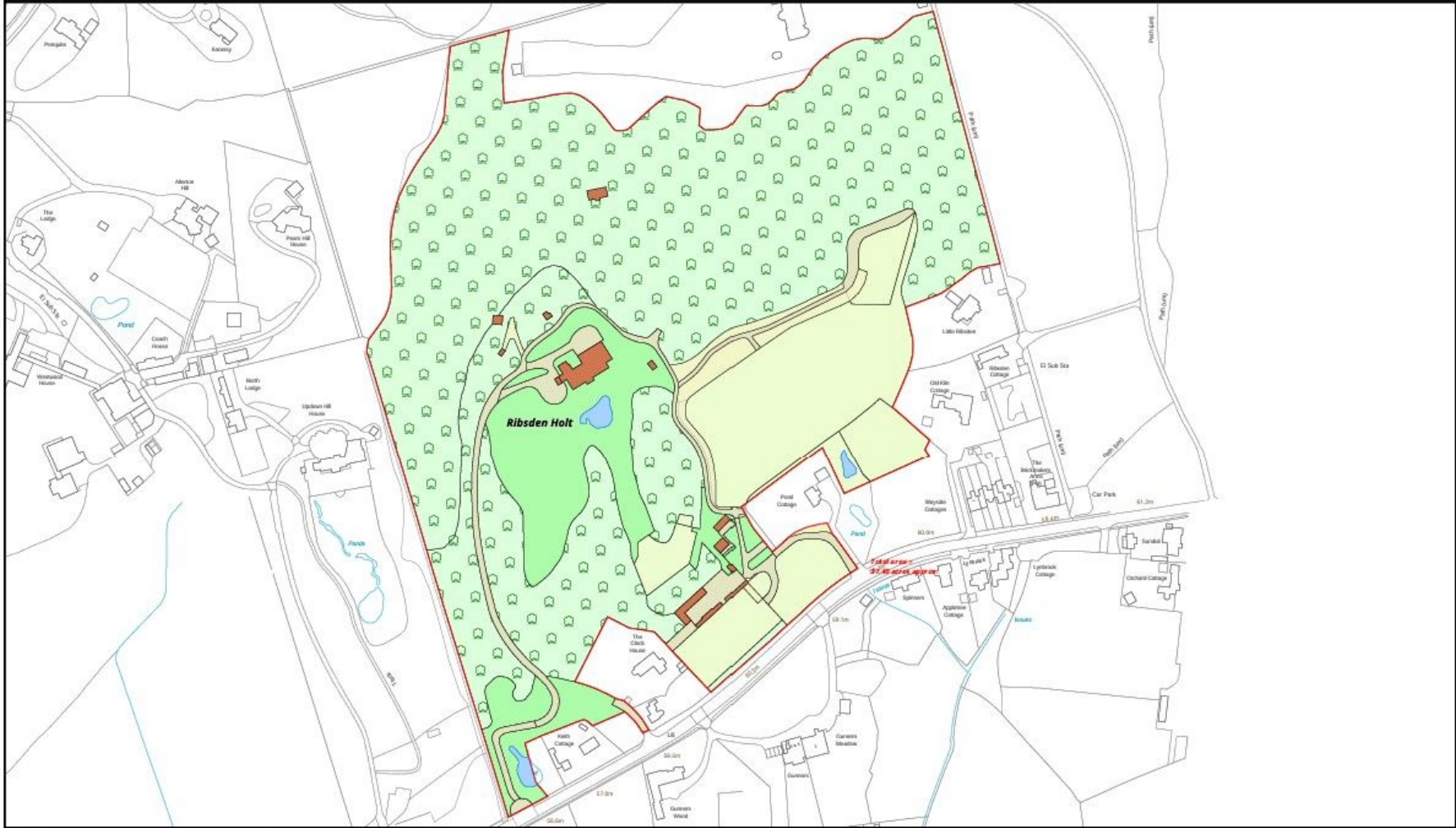
Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. 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.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

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

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Ribsden Holt



LDS Ltd
 Plan Preparation
 Unit 15, Glenmore Business Park
 Telford Road
 Salisbury SP2 7GL



(e) planprep@lds-survey.co.uk



Date: 23:10:24
 Drawn By: CW
 Scale: 1:3750 @ A4
 Plan Ref: 18294

Title
Ribsden Holt

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. © Crown copyright and database rights 2024. Licence No. AC000818786

