

QUEENSWOOD



SUNNINGDALE • BERKSHIRE



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Your attention is drawn to the Important
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QUEENSWOOD

SUNNINGDALE • BERKSHIRE

*Sunningdale 1 mile, Windsor 8 miles, Ascot 3 miles, M4 (J6) 9 miles,
M3 (J3) 3 miles, Heathrow Airport 14 miles, Central London 25 miles
(All mileages are approximate)*

GOLFER'S PARADISE

Entrance Hall, Drawing Room, Sitting Room, Orangery,
Dining Room, Kitchen/Breakfast Room, Study, Utility
Room, Boiler Room & Gymnasium with Shower Room

Master Bedroom Suite with Ensuite Bathroom and
two Dressing Rooms, five further Bedrooms all with
Ensuites and Games Room/Cinema Room

Heated Swimming Pool with Electric Cover and
Triple Garage

Just over 1 acre



SITUATION

Queenswood is situated just outside the delightful village of Sunningdale with a comprehensive range of shops and amenities only a short walk away.

Queenswood overlooks the Sunningdale Ladies Golf Course and Sunningdale Golf Club is within walking distance. The amenities and communications are as follows:

MAINLINE RAIL SERVICES:

Sunningdale Train Station (under a mile away) offers a direct service to London Waterloo (journey time about 50 minutes).

COMPREHENSIVE SHOPPING:

Sunningdale, Windsor, Maidenhead, Bracknell, Wokingham and Reading.

SCHOOLS:

Good local schools are numerous and include Eton College, St. Mary's Ascot, Heathfield, St. George's, Papplewick and The American Community School.

LEISURE FACILITIES:

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.

COMMUNICATIONS:

M4 (junction 6) is 9 miles and M3 (junction 3) can be reached in 3 miles. Heathrow Airport is 14 miles away and Central London 25 miles. Farnborough Airport (private) lies approximately 20 minutes drive away.





DESCRIPTION

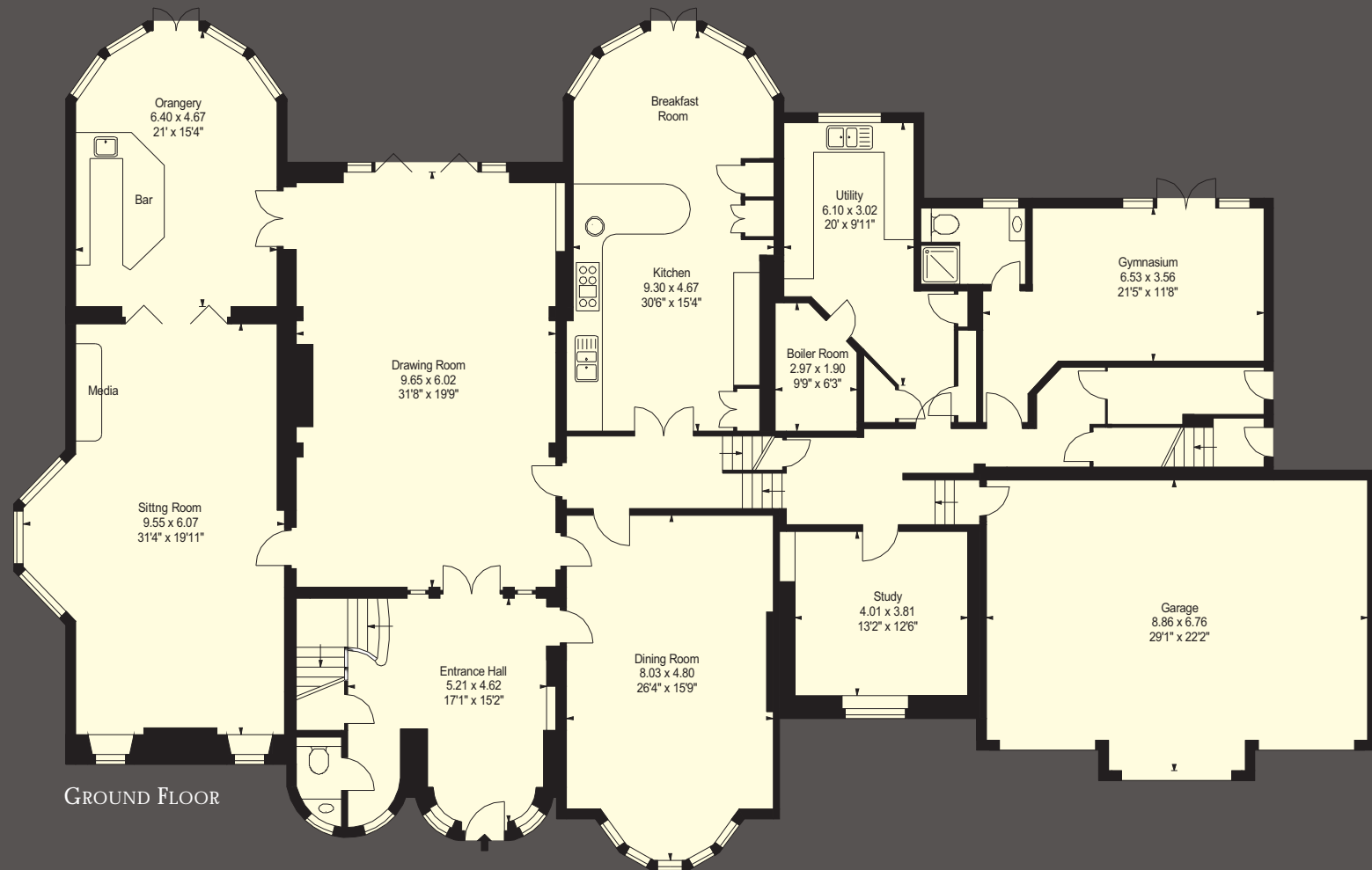
Queenswood is an exceptional and well proportioned family home. The house was built about 100 years ago and has recently been beautifully refurbished and extended to provide impressive entertaining rooms and family living space. The house has brick elevations under a tiled roof with attractive Dutch gables. A brick domed Entrance Hall under a lead roof, with pillars to either side, contributes to the unique style of the property.

Queenswood is accessed through a brick pillared entrance with wrought iron electric gates, of which there are two, providing an in and out driveway.

There are many features of particular note throughout the house such as under floor heating in many of the ground floor rooms, air conditioning in many ground and first floor rooms and wiring throughout the property so data points can operate a number of appliances simultaneously. Throughout many rooms there are original cast iron radiators with pretty detailing on them. Beautiful broad oak floor boards sweep through the Entrance Hall, Drawing Room and Dining Room. The three quarter length oak panelled walls are a further feature of the handsome Drawing Room.







SECOND FLOOR



Gross internal area (approx):
Total: 803.7 sq m (8,651 sq ft)
(including Garage)
For identification purposes only. Not to scale

FIRST FLOOR



ACCOMMODATION

GROUND FLOOR:

The elegant pillared front entrance opens to the Entrance Hall, which is a fine room with broad oak floorboards, a high ceiling and main staircase to the first floor. There is also an adjoining WC and door to the Dining Room. The adjoining Drawing Room is entered through oak and glass double doors with ornately carved oak pillars either side. The walls are flanked with original oak panelling with oak flooring carried through from the Entrance Hall. There is an impressive oak and stone framed fireplace which is a central feature in the room. Four leaf French doors open to the terrace and garden.

From the Drawing Room, there is a door to the Sitting Room which is a delightful room with a large bay window and a further two windows with window seats overlooking the golf course. Other features include an ornate fireplace and light oak fitted media cabinet.

Through double French doors is the Orangery with a fitted light oak bar, large bay window, limestone floor, double French doors to the terrace and garden.

The Dining Room features ornate cornicing with a

ceiling rose, oak flooring, marble fireplace and three elaborately carved maple doors to the Entrance Hall and Drawing Room. The Dining Room is accessed via the inner hallway. Adjoining, is the Study which also benefits from oak flooring.

The Kitchen/Breakfast Room is fully fitted with a Mark Wilkinson kitchen providing a range of floor and wall mounted cupboards. The appliances include a Wolf gas fired range with extractor fan over, Profile double fridge, Gaggenau microwave and Sub Zero wine fridge. The work surfaces are granite with a double sink unit with a limestone floor throughout. A large bay window with double French doors opens onto the terrace. From the inner hall there is a Utility Room with a Boiler Room attached. The Utility Room has floor mounted cupboards with a beech worktop over and a sink. There is plumbing for two washing machines and a dryer. A window looks out to the garden.

Further down the hallway is the Gymnasium with Shower Room and WC. This room has ample space for fitness equipment and enjoys views over the swimming pool area and garden. Double French doors provide access onto the terrace. Alternatively, this could be used as a Ground Floor annexe if required.





FIRST FLOOR:

From the Entrance Hall, an elegant staircase leads up to the first floor with a domed ceiling above. A curved bay window allows views over the golf course. The first floor landing is very spacious and light. Although the first floor is principally accessed via the main staircase, there is also a secondary staircase at the other end of the hallway.

The Master Bedroom Suite has fitted cupboards as well as two good sized Dressing Rooms (one across the hallway). The luxurious Ensuite Bathroom has a double sink unit with a granite worktop and cupboards under, bath and a shower room.

There are a further four Bedrooms (all Ensuite) and a Games Room/Cinema Room with WC.

SECOND FLOOR:

Bedroom 6 has an Ensuite Bathroom with two adjoining Store Rooms.

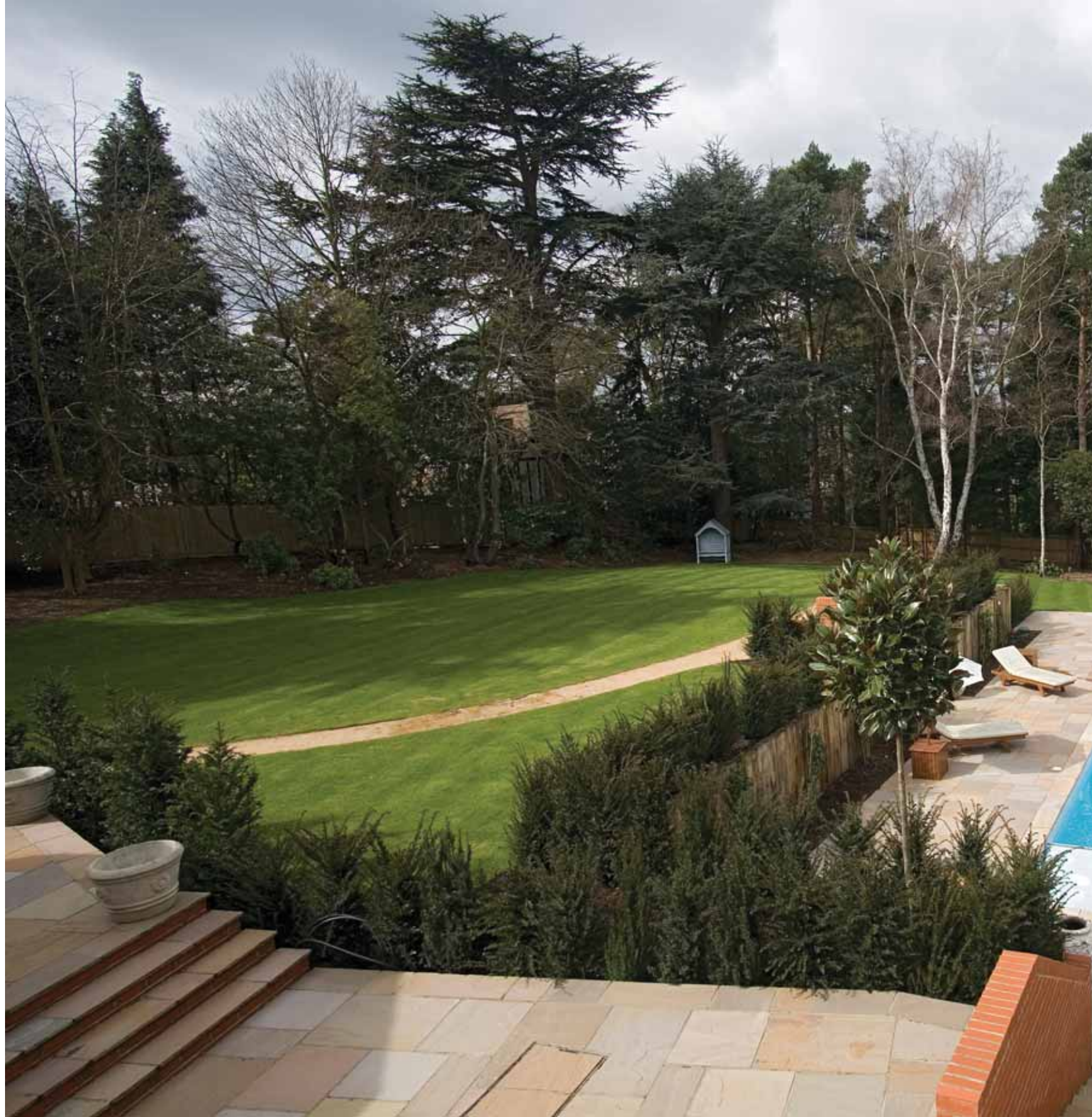


GARDENS AND GROUNDS

Queenswood is set in just over an acre with a parking area to the front of the house and garden to the rear of the property. The drive is bordered with box hedging, wrought iron fencing with brick pillars and electric gates.

The garden to the rear of the property has a stone paved terrace with gradual steps down to the lawn. The garden is surrounded by a timber fence with mature trees and shrubs, notably conifers, pines, silver birch, beech and rhododendrons, bordering the lawn.

A gravel path leads down the undulating lawn with steps down to the Swimming Pool Area and Pump House. A half length timber fence and Yew hedge surround the swimming pool area.





DIRECTIONS

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 Camberley, Ascot and Bagshot. Continue along the A30, passing Egham, Virginia Water and Sunningdale. Shortly after Sunningdale station take the third left onto Cross Road. The property will be found on the right hand side off the private road immediately adjoining the golf course.





GENERAL REMARKS AND STIPULATIONS

POSTCODE

SL5 9RX

TENURE

Freehold with vacant possession upon completion.

PLANNING

The house is not listed.

SERVICES

Mains water, electricity and drainage. Gas central heating.

LOCAL AUTHORITY

Royal Borough of Windsor and Maidenhead
Tel: 01628 798888

FIXTURES AND FITTINGS

All fitted carpets, curtains, blinds, light fittings, garden ornaments and equipment are specifically excluded from the sale but may be available by separate negotiation.

VIEWING

Strictly by appointment with the agents.

IMPORTANT NOTICE

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