



The Gate House
Bishopsgate Road, Englefield Green, Surrey

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The Gate House

Bishopsgate Road, Englefield Green, Egham Surrey TW20 0XY

A handsome Grade II listed Georgian residence set in beautifully landscaped grounds adjoining Windsor Great Park and the neighbouring Royal Lodge, the residence of the late Her Majesty Queen Elizabeth, the Queen Mother

Englefield Green village 1.4 miles, Egham station 2.3 miles (London Waterloo 44 minutes), M25 (Jct 13) 3.7 miles, Windsor 4.8 miles, Heathrow Airport (T5) 6.7 miles, Central London 25 miles

Reception hall | Drawing room | Dining room
Library/study | Kitchen/breakfast room | Utility room | Cloakroom | Principal bedroom with en suite bathroom & dressing room | 4 Further bedrooms | Bedroom 6/office | Family bathroom
Shower room | Wine cellar | Garage | Potting shed | Gardens & grounds | EPC rating D

The property

Showcasing distinctive Georgian architecture, The Gate House facade is believed to date from early C19, with earlier retained antecedents and later additions, and features Flemish bond brickwork, lofty sash windows and a grand central portal with round-arched head and radial fanlight. Elegant interior accommodation is arranged over three floors and has been enhanced to offer the perfect blend of retained period characteristics alongside styling ideally-suited to present-day lifestyles. The welcoming reception hall extends to one side into the library, which features a fireplace and custom-built bookshelves, and the formal dining room, also with a fireplace, to the other side. The adjoining drawing room provides a refined setting with a centrepiece 19th century stone fireplace and French doors providing

direct access to the terrace and gardens. With limestone flagstone flooring and bespoke cabinetry, including an island unit and display shelving, the comprehensively fitted Plain English Design kitchen/breakfast room is centred around a 5-door Aga stove. Ancillary space is provided by a well-appointed utility room with heritage, trough sink and, along with a cloakroom, larder and boot room, completes the accommodation on the ground floor.

A central staircase rises to the first floor landing, giving access into a principal suite which comprises a fitted dressing room and a stylishly designed en suite Aston Matthews bathroom featuring a stand-alone 'ball and claw foot' bath. There are four further bedrooms, a versatile sixth room currently in use as an office, as well as a shower room and family bathroom which are arranged over the two upper levels.

Outside

The gardens and grounds are particularly noteworthy, having been designed and landscaped to create a secluded sanctuary with a series of linked 'outdoor green rooms.' Adjoining Windsor Great Park, the western section of the gardens is held on a Crown lease and enjoys direct access to the park via a private gate. Swathes of lawn interspersed with mature and specimen trees create a parkland environment. Garden features include a labyrinth of manicured evergreen hedging, deep planted beds filled with architectural, fragrant and floral specimens, a wrought-iron pergola adorned by wisteria, and York Stone paved terracing that provides opportunities for outdoor dining and relaxing. To the front, a beautifully tended wisteria complements the elevations of the house which may be approached via white-painted electronically operated wooden gates which open onto a gravelled driveway leading to the side and rear of the house and to a detached garage, with a spiral 1,800 bottle wine cellar below.



Location

The Gate House occupies a prestigious position immediately adjoining, and with direct access to, the 5,000 acre Windsor Great Park which offers opportunities for leisure pursuits including walking, cycling and horse riding (subject to obtaining the necessary riding permit). The property is equidistant to local amenities at Englefield Green and Old Windsor and Savill Garden, Virginia Water Lake and the historic Runnymede are also in close proximity.

Communication links are excellent with the M25 and M4 motorways being within easy reach and regular train services for commuters from Egham and Windsor. Private jet services are available at Farnborough Airport and Fairoaks Airport in Chobham.

Nearby, historic Windsor is one of the UK's most notable locations with Windsor Castle being an official royal residence, and the town offering an extensive range of shopping, together with numerous cafés, bars and restaurants. The region also offers fine dining at Coworth Park in Ascot, Pennyhill Park in Bagshot, The Wentworth Club in Virginia Water, in addition to Heston Blumenthal's restaurants and The Roux's Waterside Inn at Bray.

There are many outstanding schools and colleges in the area including the local St. John's Beaumont and Bishopsgate, Upton House in Windsor, Papplewick, Heathfield School, St. George's and St. Mary's in Ascot, Royal Holloway University of London, Eton College and (cont.)



Floorplans

Main House internal area 3,604 sq ft (335 sq m)

External Room internal area 68 sq ft (6 sq m)

Total internal area 3,672 sq ft (341 sq m)

For identification purposes only.



Location (cont.)

Wellington College. For international schooling, TASIS (The American School) and ACS (American Community School) are both situated in Egham.

Directions

Leave the M25 at Junction 13 (signposted A308 to Windsor) and proceed through Runnymede, alongside the River Thames, until you reach a mini roundabout. Take the first exit into Priest Hill (A328), continue to the top of the hill and turn right into Bishopsgate Road at the beginning of the village green. Follow the road, to the end and the entrance to The Gate House will be found on the right hand side, just before the entrance to the Windsor Great Park.

General

Local Authority: Runnymede Borough Council - Tel. 01932 838383

Services: Mains electricity, gas, and water.

Private drainage

Crown Lease: A portion of the gardens are on a Crown Lease - £4,050 p.a. (Guidance only - subject to change)

Tenure: Freehold

Guide Price: £3,950,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Windsor

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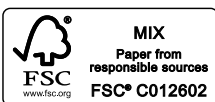
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