



Still Meadow
Ridgemean Road, Englefield Green, Surrey

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Still Meadow Ridgemean Road, Englefield Green, Surrey TW20 0YD

Set within 4.3 acres and enjoying views over open countryside to Windsor Castle, Still Meadow presents a rare opportunity for those seeking a family house with equestrian facilities, in a prestigious location

M25 (Jct 13) 3.2 miles, M4 (Jct 6) 6 miles, Egham station 1.9 miles (London Waterloo 42 minutes), Windsor 4.2 miles, Ascot High Street 6.8 miles, Heathrow Airport (Terminal 5) 6.6 miles, Central London 24 miles

Reception hall | Drawing room | Dining room
Snug/study | Kitchen/breakfast room | Utility room | Cloakroom | Principal bedroom suite
4 Further bedrooms (1 with en suite bathroom)
Family bathroom | EPC rating D

Detached double garage with room above
Carport (27'9" x 15'9") | Driveway with turning circle | Gardens and grounds | Decked viewing platform | Paddock | Stables | Olympic-size indoor riding school | Garden room | Tiki hut
Store room | In all, about 4.3 acres

The property

Set within about 4.3 acres, Still Meadow is a 5-bedroom family home providing 3,778 sq ft of living space that is suited to both family living and entertaining. The property enjoys a semi-rural position within a highly regarded village and enjoys the benefits of country living, yet is within striking distance to local amenities and transport links.

The ground floor is arranged to provide three reception rooms: a distinguished drawing room with double doors out to the gardens, a sizeable dining room featuring an impressive drinks bar, and a snug/study. The spacious kitchen/breakfast room, fitted with a comprehensive range of units incorporating a breakfast bar, and a Rangemaster range cooker, creates a sociable hub with zones for dining and casual seating; double doors open this room out to a sheltered patio area. The ground floor is completed by a utility room and a cloakroom.

The accommodation on the first floor is set out to provide a principal bedroom suite comprising a sumptuous bedroom with en suite dressing room and bathroom, three further bedrooms (one with en suite bathroom, a 5th bedroom/dressing room, and a family bathroom.

Outside

The extensive gardens and grounds are a fine feature of the property and include a decked viewing platform overlooking open countryside towards Windsor Castle, a detached garden room with kitchenette and cloakroom, a Tiki hut, and outbuildings. For the equestrian enthusiast there is an 8,200 sq ft. indoor riding arena, stables, paddock and land.

To the front, the house is approached via electrically operated wrought iron gates that open onto a driveway with large turning circle that provides access to the double garage (with a room above) and spacious carport.



Location

Ridgemean Road is situated to the north of the picturesque village of Englefield Green and is close to Windsor Great Park which offers the opportunity for many leisure pursuits including walking, cycling and horse riding, Virginia Water Lake and Savill Garden.

Shopping facilities for day to day needs are available in the Englefield Green, Egham and Old Windsor, whilst more extensive amenities may be found in Windsor and Staines, both of which are within easy reach.

A mainline service into London Waterloo is available at Egham and Virginia Water. The M25 can be accessed via junction 13, which in turn provides access to the M3, M4, Central London, and Heathrow and Gatwick Airports.

Sporting facilities within the area are well catered for, including racing at Windsor, Ascot and Newbury, polo at Smith's Lawn and The Royal Berkshire, golf at a variety of local courses including Wentworth, Sunningdale, and Swinley Forest, and boating on the River Thames.

There is extensive schooling in the region including nearby Bishopsgate School and St. John's Beaumont, Royal Holloway University of London, Eton College, St. George's School in Windsor, St Mary's School Ascot, Heathfield, St George's, Papplewick, Tasis England American School and The American Community School.







Floorplans
House internal area 3,778 sq ft (351 sq m)
(excluding void)
For identification purposes only.

Approximate Area = 351 sq m / 3778 sq ft
(Excluding Void)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Floorplans
House internal area 8,243 sq ft (765.8 sq m)
For identification purposes only.

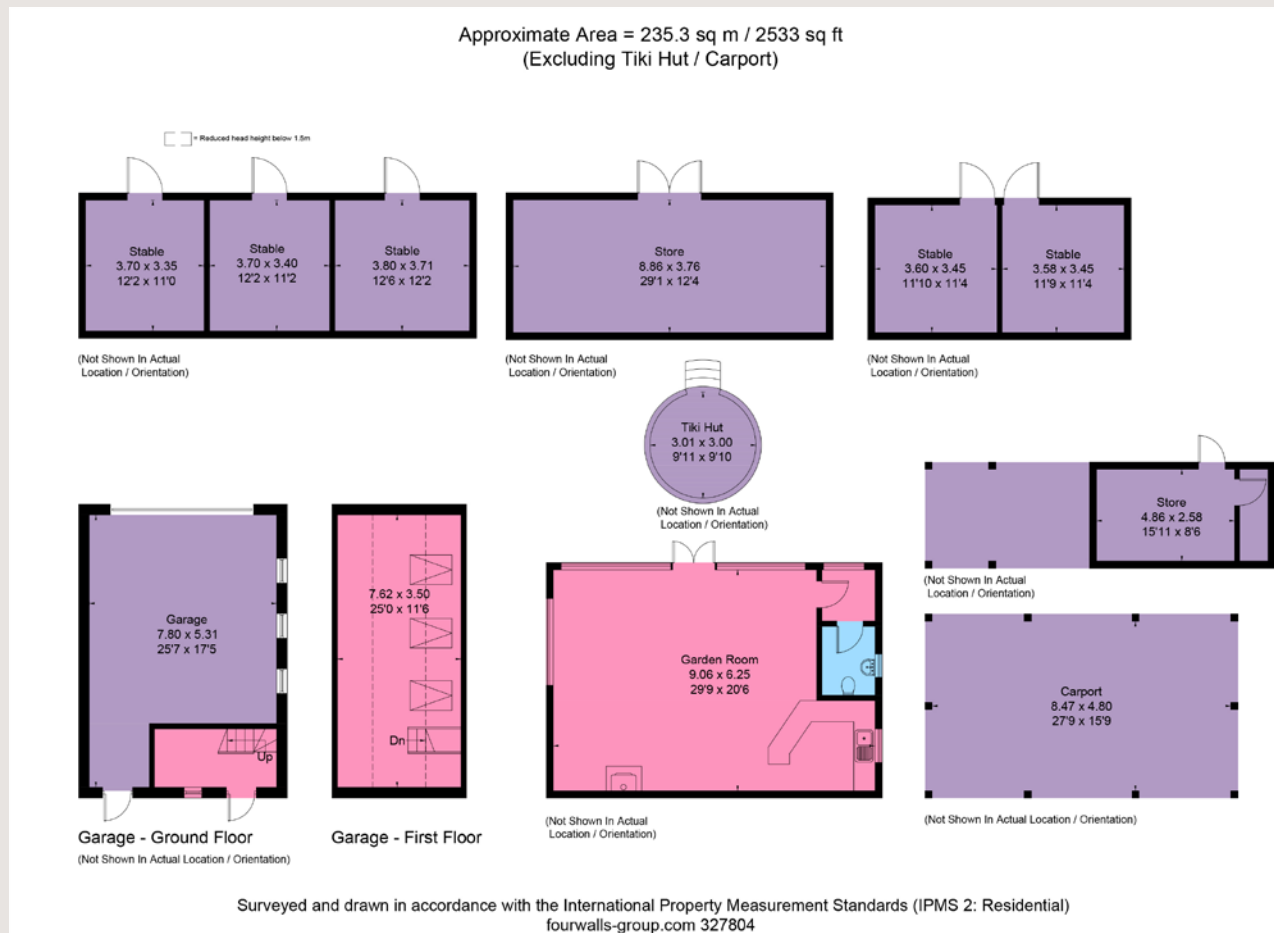
Approximate Area = 765.8 sq m / 8243 sq ft



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Floorplans
House internal area 2,533 sq ft (235.3 sq m)
(excluding Tiki Hut / Carport)
For identification purposes only.



Directions

From London, exit the M4 (J4b) and join the M25 (signposted Gatwick). Follow the M25 to Junction 13. At the motorway exit roundabout follow the signs to the A30 (Egham) and Bagshot. At the next roundabout, take the 2nd exit onto the A30, proceed along the dual carriageway and go straight on at the next roundabout, remaining on the A30. At the top of Egham Hill, turn right at the traffic lights signposted Englefield Green (A328). Bear right at the 1st mini roundabout and continue straight on at the 2nd mini roundabout. Continue past the green on the left hand side, bear left at the next mini roundabout and take the 2nd left into Ridgemed Road.

General

Local Authority: Runnymede Borough Council - Tel. 01932 838383

Services: Mains electricity, gas, water and drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £5,000,000

Covenants and/or restrictions: There are restrictions/covenants listed on the Land Registry Title deed - building on the paddocks is not permitted - further details will be made available by the vendors solicitors on request.

Windsor

16 High Street, Windsor, Berkshire SL4 1LU

01753 257217

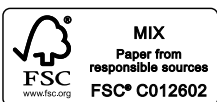
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