



West Lodge
Ridgemean Road, Englefield Green, Surrey

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

West Lodge

Ridgemean Road

Englefield Green

Surrey TW20 0YD

In a prime residential setting, a charming Grade II listed, detached home with annexe accommodation and enchanting gardens

M25 (Jct 13) 3 miles, M4 (Jct 6) 5.7 miles, Egham station 1.7 miles (London Waterloo 42 minutes), Windsor 4 miles, Ascot High Street 6.8 miles, Heathrow Airport (Terminal 5) 6 miles, Central London 23 miles

Reception hall | Sitting room | Dining room
Kitchen/breakfast room | Utility room
Cloakroom | Principal bedroom with en suite shower room & dressing area | 2 Further bedrooms | Family bathroom | Annexe comprising sitting room/bedroom and shower room | Outdoor swimming pool | 2 Garages
Gardens | EPC rating D

The property

With an intriguing façade incorporating conjoining curved, white painted elevations and an architectural stone entrance portal, West Lodge is a characterful home of individual design, with a living environment that affords a seamless connection to delightful, secluded gardens. The property originally formed part of the Wentworth Court Estate, designed by Robert Lutyns for Captain Joel Woolf Barnato, a legendary racing driver and former owner of Bentley Motors.

On entering, the reception hall offers a generous welcome and gives access into a bright, double-aspect sitting room with two separate glazed doors opening onto the outside terracing. This spacious setting features an alcove with bespoke display shelving and cupboard storage, with ample space to provide a relaxed sitting

area and a study setting. Offering the ideal spot to host family and friends, the dining room has an open aperture to the adjacent kitchen, with a useful utility space tucked-away behind closed doors. Fitted with neutral-toned, wall and base level cabinetry and integrated appliances, the kitchen features terracotta-tiled flooring and a breakfast bar setting for informal dining.

Step-level changes on the first floor create interest, with landings giving access to three bedrooms and the family bathroom. All of the rooms have fitted wardrobe storage, including the principal bedroom which also has a dressing area, an en suite shower room and French doors to a Juliet balcony with views over the garden.

Supplemental accommodation is offered in a charming annexe, which comprises a sitting room/bedroom and a shower room with the potential for further enhancement.

Outside

The gardens are a flourishing outdoor haven with an attractive collection of shrubs, specimen trees and perennial plants which showcase colour, architectural form and floral features. An area of lawn is framed by richly planted borders, with gravel and pebble garden features offering planting pockets. Paved terraces offer opportunities for al fresco dining and relaxation, with a paved surround to the pool providing an additional spot in which to lounge.

An arched aperture in a high-level partition wall has a wrought-iron gate to access a courtyard garden beside the annexe. The property has two separate garages, one integral to the house and the other adjoined by the pool room.

Location

Englefield Green offers an idyllic village setting in close proximity to Windsor Great Park providing opportunities for walking, cycling and horse riding pursuits. Day-to-day amenities are available in the village, at nearby Egham and Old Windsor, whilst more extensive facilities may be found in Windsor and Staines.



A mainline service into London Waterloo is available at Egham and Virginia Water, whilst road-users can access the M25 at Junction 13, which offers links to the M3, M4, Central London, and Heathrow and Gatwick Airports.

Leisure facilities in the area include horse racing at Windsor and Ascot; polo at Smith's Lawn and The Royal Berkshire; golf at Wentworth, Sunningdale, Swinley Forest and The Royal Berkshire; and boating on some stretches of the River Thames.

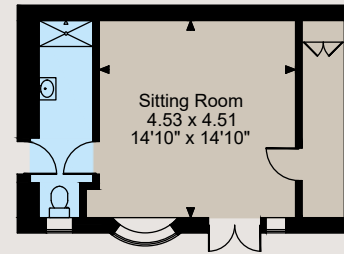
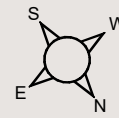
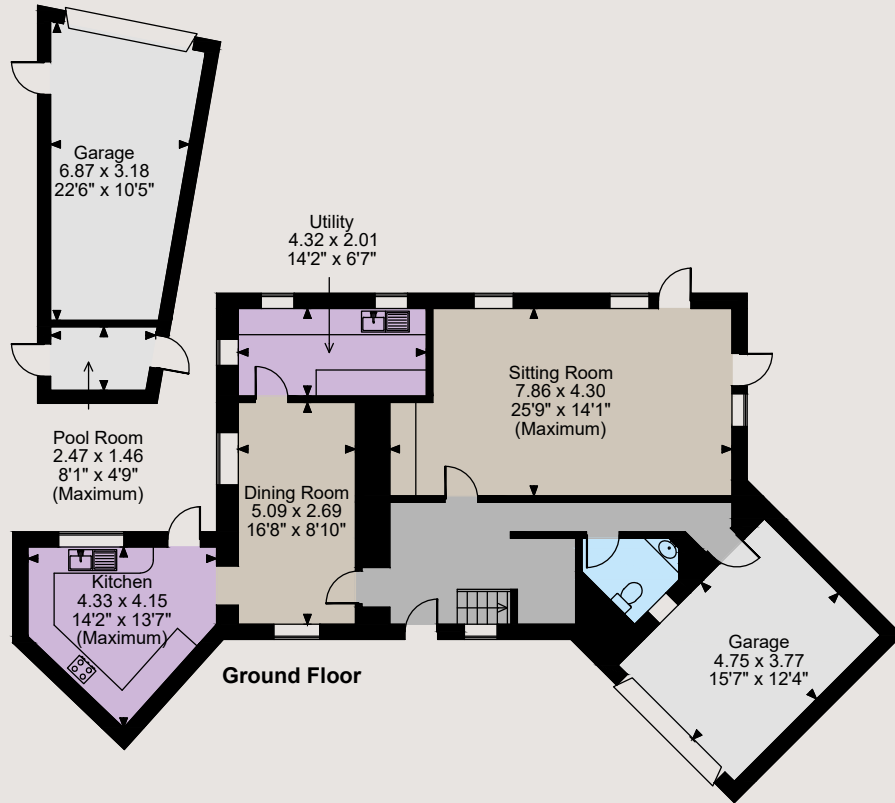
Well-regarded schooling in the vicinity includes Bishopsgate School and St. John's Beaumont, Royal Holloway University, Eton College, St. George's School in Windsor, St Mary's, Heathfield, St George's and Papplewick in Ascot.

Directions

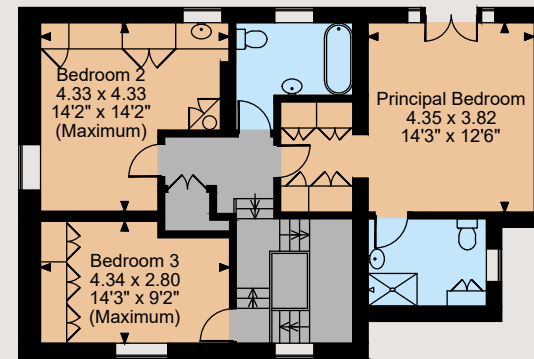
Exit the M25 at Junction 13 and at the motorway exit roundabout, follow the signs to the A30 (Egham) and Bagshot. At the next roundabout, take the 2nd exit onto the A30, proceed along the dual carriageway and go straight on at the next roundabout, remaining on the A30. At the top of Egham Hill, turn 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 Castle Hill Road and immediately right into Ridgemean Road. The entrance to West Lodge will be found a short distance along on the right hand side.



Floorplans
 House internal area 1,824 sq ft (169 sq m)
 Garages internal area 447 sq ft (42 sq m)
 Annexe internal area 344 sq ft (32 sq m)
 Total internal area 2,615 sq ft (243 sq m)
 For identification purposes only.



Annexe



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8612968/PCU



General

Local Authority: Runnymede Borough Council –
 Tel: 01932 838383

Services: Mains electricity, gas, water and drainage. Gas fired central heating.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,300,000

Covenants and/or restrictions: There are restrictions/covenants listed on the Land Registry Title deed, details of which will be made available by the vendors solicitors on request.

Windsor

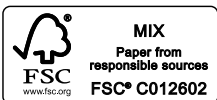
16 Park Street, Windsor, Berkshire SL4 1LU

01753 257217

windsor@struttandparker.com
 struttandparker.com



Over 50 offices across England and Scotland,
 including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2024. Particulars prepared August 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited