



East Lodge
Ridgemean Road, Englefield Green, Surrey

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

East Lodge TW20 0YD

A substantial six-bedroom Grade II listed family home set within beautiful gardens, extended from the original lodging quarters for a high profile 1930s country house, in a tucked away setting on one of West Surrey's most exclusive roads

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 (T5) 6 miles, Central London 23 miles

Reception hall | Sitting room | Family room
Study | Dining room | Kitchen | Utility room
Cloakroom | Principal bedroom with en suite bathroom | 5 Further bedrooms | 2 Bathrooms
Double garage | Garden | Swimming pool
Approximately an acre | EPC rating E

The property

East Lodge is a historic, Edwin Lutyens designed, Grade II listed detached house that offers secluded, light-filled, flexible accommodation arranged over two floors. It is coming to the market for the first time in more than 40 years, with a unique heritage having originally been commissioned for legendary 'Bentley Boy' Wolff Barnato in the 1930s.

On the ground floor, a welcoming reception hall leads to the spacious sitting room and interconnecting formal dining room, both of which feature mellow parquet flooring and clean, neutral styling. The sitting room, with its bay window overlooking the garden, and an open fireplace with a stone surround, combined with the dining room, provides excellent entertaining and relaxation space. A second reception hall provides further dining space and incorporates a split-level conservatory seating area with full-height windows looking out across the garden. The ground floor also

includes a well-equipped kitchen with terracotta tiled flooring, fitted units and space for all the necessary appliances.

There are two double bedrooms and a family bathroom on the ground level, while upstairs there are a further four well-presented bedrooms, including the generous principal bedroom with its en suite bathroom. The first floor also has a family bathroom, as well as a study and a stunning 27ft family room, with stripped wooden floorboards, a triple aspect and a feature fireplace.

Outside

At the front of the property, the gravel driveway provides parking space and access to further parking towards the rear, where the detached double garage is located. The stunning gardens include various established shrubs and hedging, all surrounded by mature woodland for a sense of peace and privacy. There are also patio areas for al fresco dining and a swimming pool, surrounded by a south-facing sun terrace.

Location

East Lodge conveniently positioned within the highly regarded village of Englefield Green, with its village green, cricket ground, variety of shops catering for day-to-day needs, restaurants and public houses, including the popular Barley Mow. The property is close proximity to Windsor Great Park which provides opportunities for walking, cycling and horse riding pursuits. Further amenities are available in 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.

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





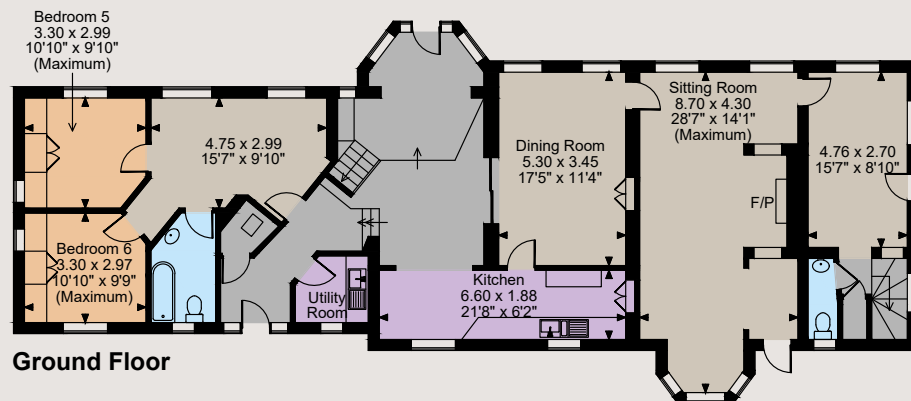
Floorplans

House internal area 3,486 sq ft (324 sq m)

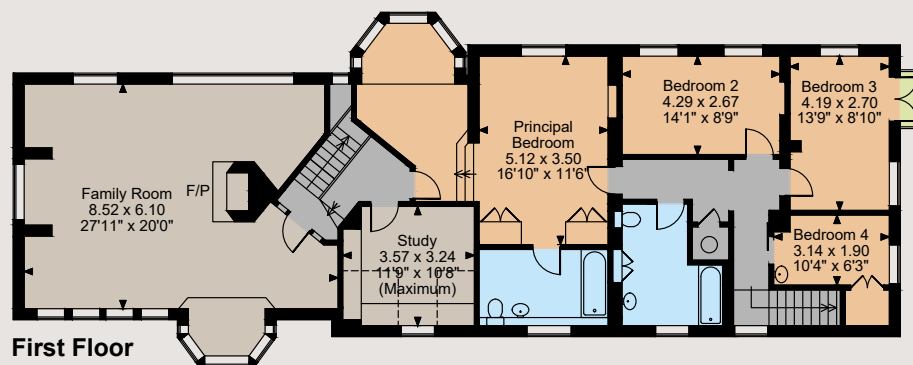
Garage internal area 437 sq ft (41 sq m)

Total internal area 3,923 sq ft (364 sq m)

For identification purposes only.



Ground Floor

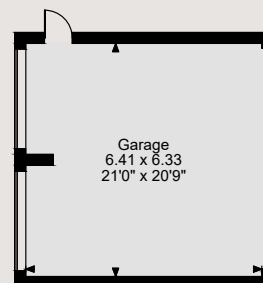


First Floor

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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8606421/NJD



Location (cont.)

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.

Directions

Exit the M25 at Jct 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, to stay 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 Continue past the green on the left hand side, bear left at the next mini roundabout, take the 2nd left into Castle Hill Road and immediately right into Ridgemean Road. The entrance to East Lodge will be found a short distance along on the right.

General

Local Authority: Runnymede Borough Council

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

Council Tax: Band G **Tenure:** Freehold

Guide Price: £2,395,000

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

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



For the finer things in property.

