



North Lodge
Ridgemean Road, Englefield Green, Surrey

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North Lodge

Ridgemean Road

Englefield Green

Surrey TW20 0YD

An exceptional, Grade II listed residence with exemplary interior presentation and a beautifully-landscaped garden

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 | Drawing room | Sitting room
Study | Kitchen/breakfast room | Cloakroom
Principal bedroom with balcony and en suite shower room | 3 Further bedrooms | Bathroom
Shower room | Shed | Hot tub 'garden room'
Gated off-road parking | Garden | EPC rating C

The property

A heritage former gate lodge which was designed by Robert Lutyens for legendary racing driver and former owner of Bentley Motors, Captain Joel Woolf Barnato. This architectural masterpiece features white-painted elevations, louvred shutters and an ornamented, classic stone entrance portal, whilst inside the exquisite, contemporary living environment will indulge present-day requirements.

The interior enhancements have seen the creation of a light-filled, stylish home with ground floor reception areas comprising a stunning drawing room with bay window recess and French doors to the garden; an adjoining sitting room where light floods inside via a skylight, and a tucked-away study offering a quiet refuge. Filled with natural light, the kitchen/breakfast room boasts a wall of glazed sliding doors that blur the boundary between inside and outside and provide a seamless transition to a terrace. This convivial space is fitted with sleek cabinetry, stone work surfaces

and integrated appliances, with a large island unit forming a subtle divide to the relaxed dining area. The ground floor further comprises a cloakroom, and a shower room adjacent to the sitting room, which could be utilised as a bedroom if required.

The first floor is arranged to provide four bedrooms with fitted storage and a luxuriously-appointed family bathroom. The sumptuous principal bedroom provides a refined retreat with access to a modern en suite shower room and also to a secluded decked balcony.

Outside

The rear garden at North Lodge offers a visually-pleasing formal design layout featuring manicured low and high level hedging, topiary shrubs, a paved terrace (with optional cover) adjoining the house, a further patio setting under the dappled shade of majestic trees, and a covered hot tub 'garden room'. Pathways offer a journey through this outdoor sanctuary and well-maintained areas of lawn offer a cool, soft-surface framed by beds filled with colourful and structural planting.

Vehicular gates set within the external wall provide access to the attractive gravelled courtyard to the front of the home, with parking for several cars. A separate wrought-iron pedestrian gate opens onto a paved pathway leading to a secondary entrance door and the rear garden.



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, and 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.

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. TASIS American International School and ACS International School are both within easy reach. 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

General

Local Authority: Runnymede Borough Council –
Tel: 01932 838383

Services: Mains electricity, gas, water and drainage.

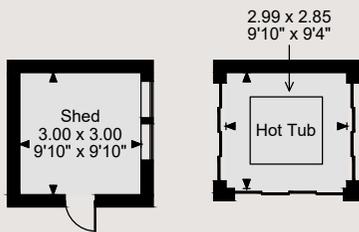
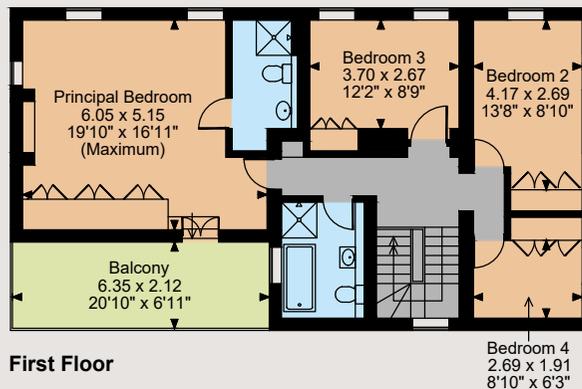
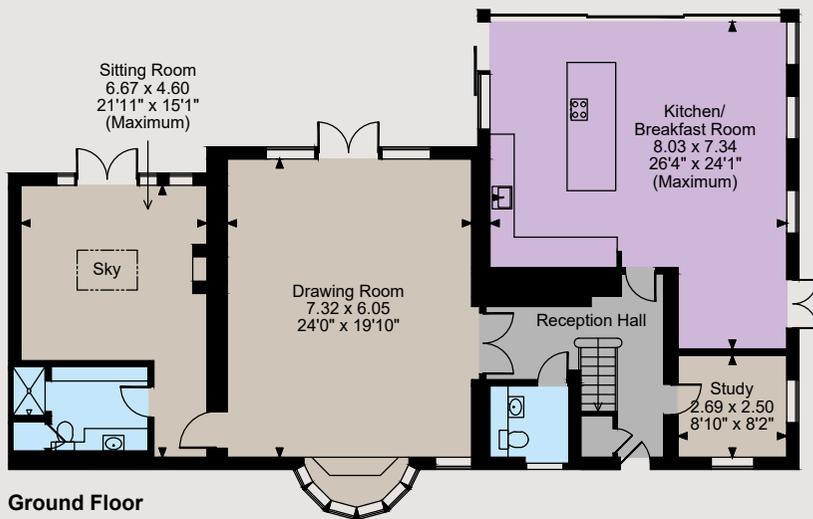
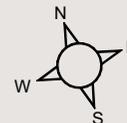
Council Tax: Band G

Tenure: Freehold

Guide Price: £2,600,000



Floorplans
 House internal area 2,650 sq ft (246 sq m)
 Outbuilding internal area 189 sq ft (18 sq m)
 Balcony external area = 145 sq ft (13 sq m)
 Total internal area 2,839 sq ft (264 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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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 private access road to reach North Lodge will be found a short distance along on the right hand side.

Windsor

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



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