



THE WALLED GARDEN

CHEAPSIDE | ASCOT | BERKSHIRE | SL5 7QY



Secret | Imaginative | Eco-friendly

+44 (0)1344 875500

steve@ardgowanestates.co.uk

www.ardgowanhomes.co.uk

OSBORNE HEATH

JOINT SELLING AGENTS

ascotsales@osborneheath.co.uk

+44 (0) 1344 627777

www.osborneheath.co.uk



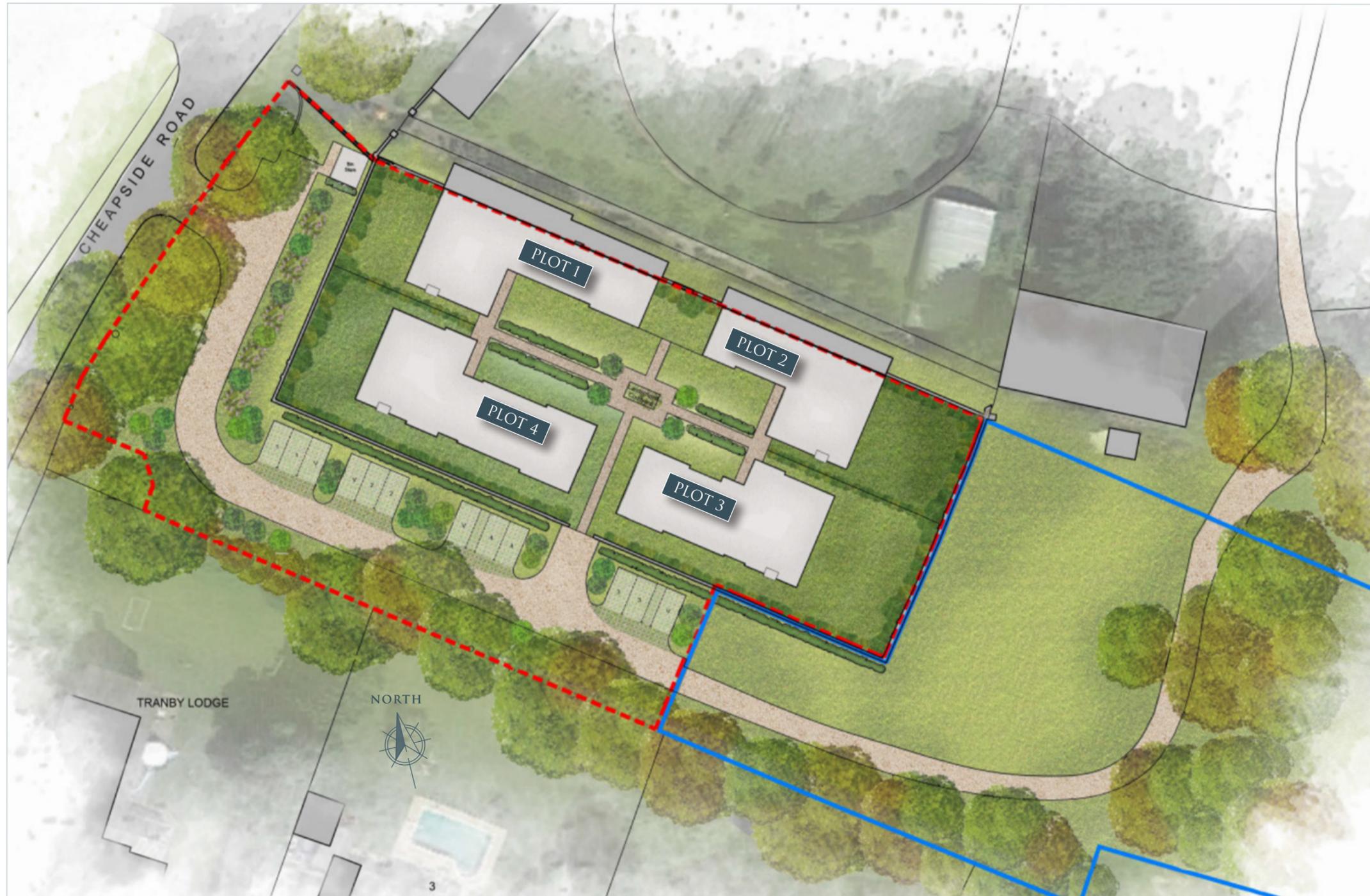
JOINT SELLING AGENTS

berksandsurreynewhomes@struttandparker.com

+44 (0)1344 204520

www.struttandparker.com

SITE PLAN



Ardgowan Homes is proud to present an inspired collection of four, three-bedroom single storey dwellings hidden within the 18th century wall of a large historic kitchen garden.

Eco credentials have been carefully built-in

Highly Insulated | Energy Efficient



Each of these eco-friendly and highly specified properties feature wonderful, light-filled and spacious interiors complimented by enclosed private gardens. There is a semi-rural feel with many mature trees both within and surrounding the site. The lively town of Ascot is within one mile with a railway station providing fast access to both Reading and London (Waterloo).

THE
WALLED GARDEN



Computer Generated Images are indicative only and subject to change

THE
WALLED GARDEN



PLOT 1

THE
WALLED GARDEN



PLOT 1

THE
WALLED GARDEN



PLOTS 2 & 3

THE
WALLED GARDEN

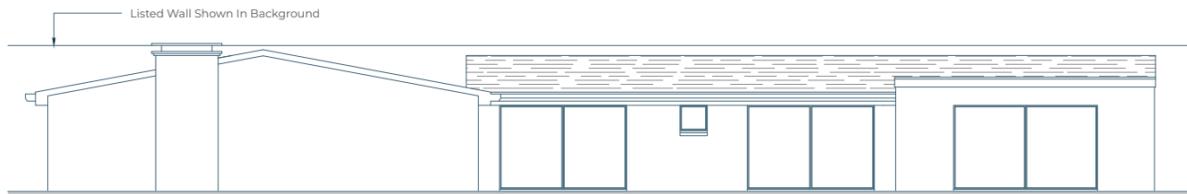


PLOTS 4 & 1

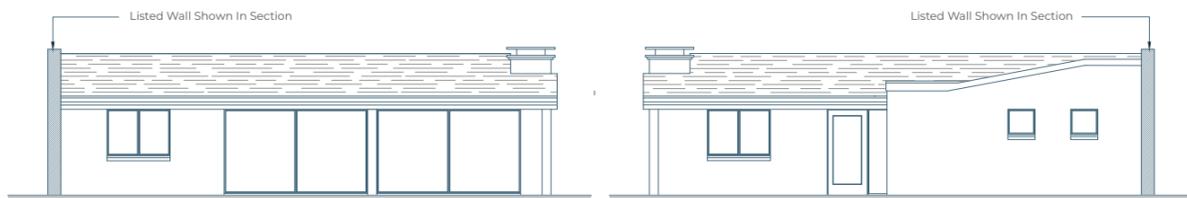
ELEVATIONS & FLOOR PLAN

PLOT 1

ELEVATIONS



Plot 1 - South Elevation

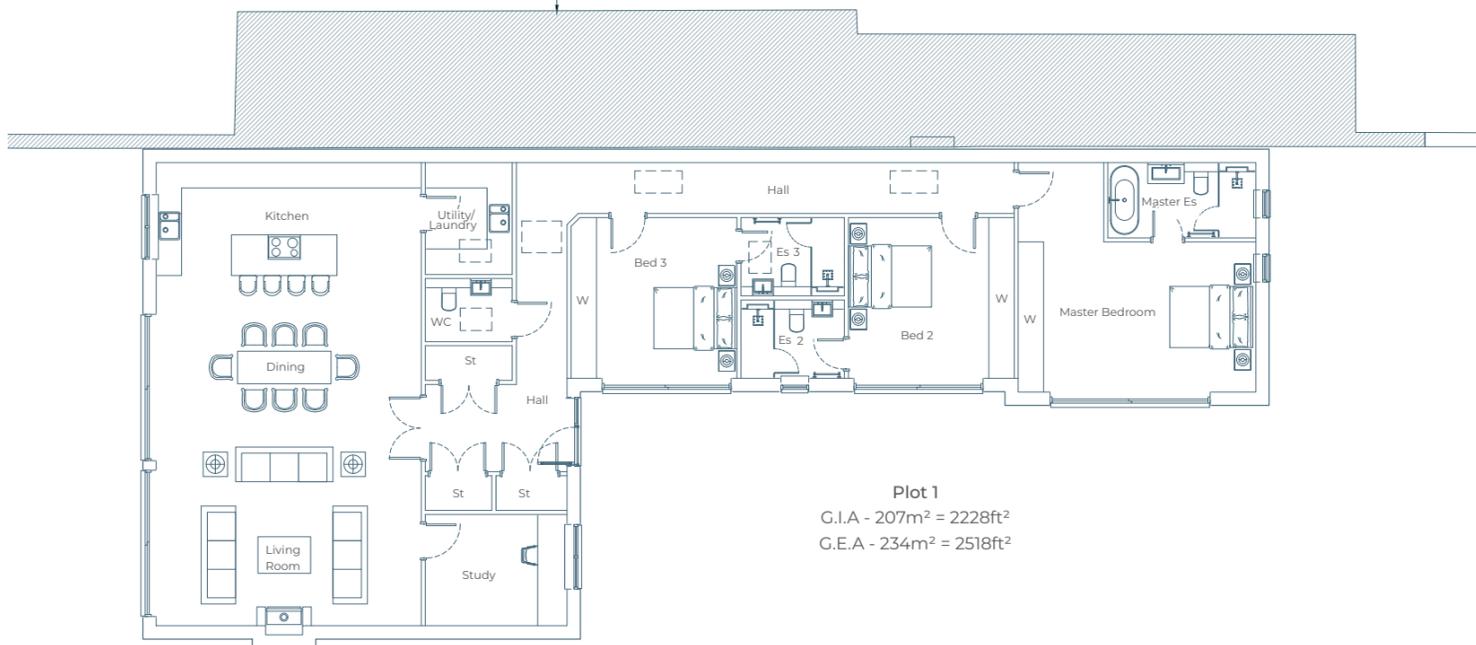


Plot 1 - West Elevation

Plot 1 - East Elevation

FLOOR PLAN

Listed Wall/building shown
in background to remain

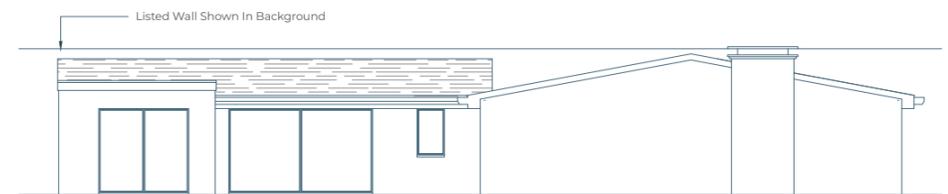


Plot 1
G.I.A - 207m² = 2228ft²
G.E.A - 234m² = 2518ft²

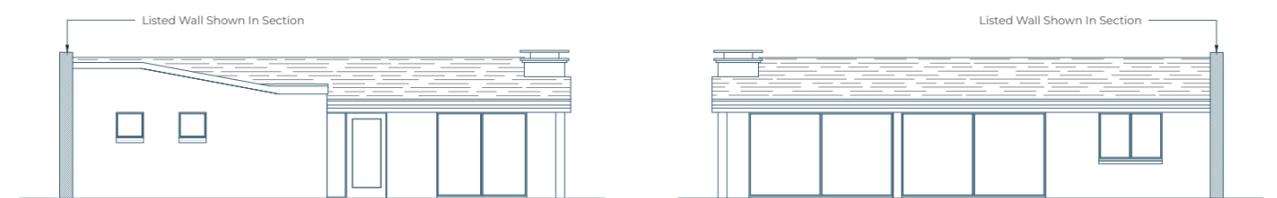
ELEVATIONS & FLOOR PLAN

PLOT 2

ELEVATIONS



Plot 2 - South Elevation

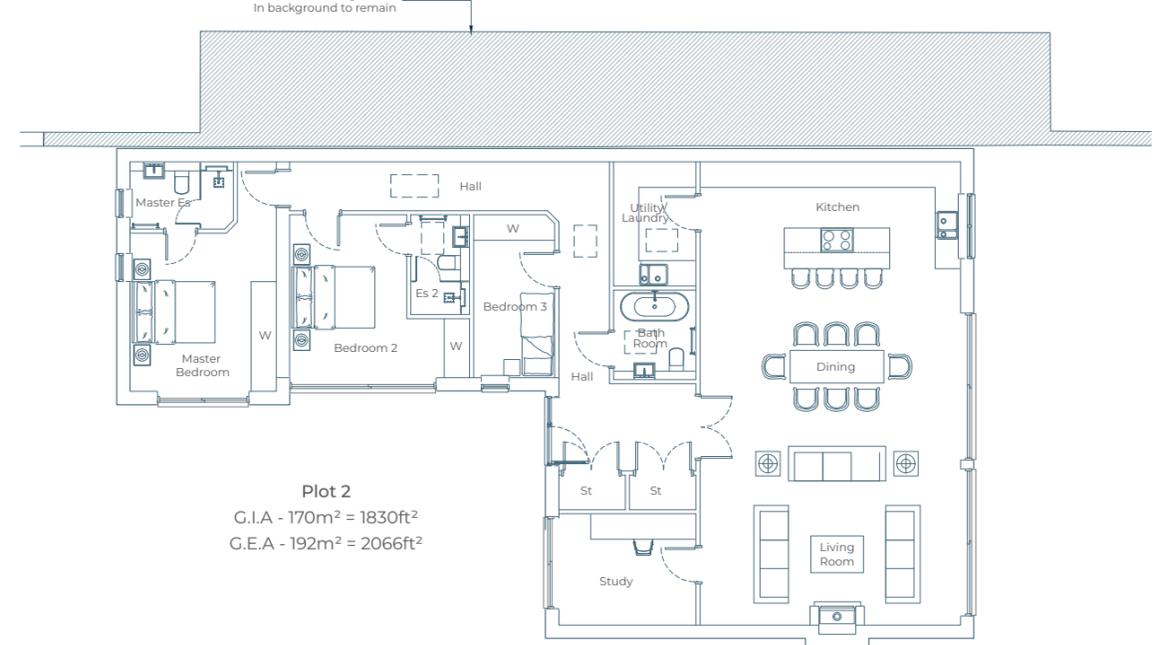


Plot 2 - West Elevation

Plot 2 - East Elevation

FLOOR PLAN

Listed Wall/building shown
in background to remain

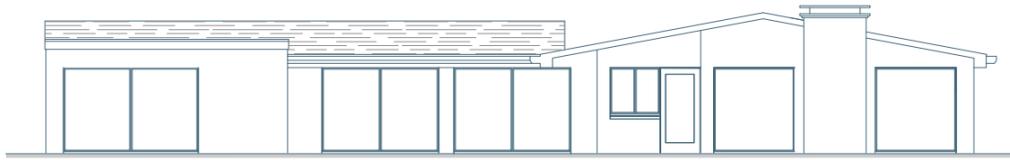


Plot 2
G.I.A - 170m² = 1830ft²
G.E.A - 192m² = 2066ft²

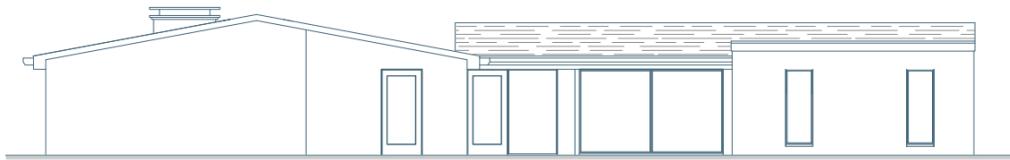
ELEVATIONS & FLOOR PLAN

PLOT 3

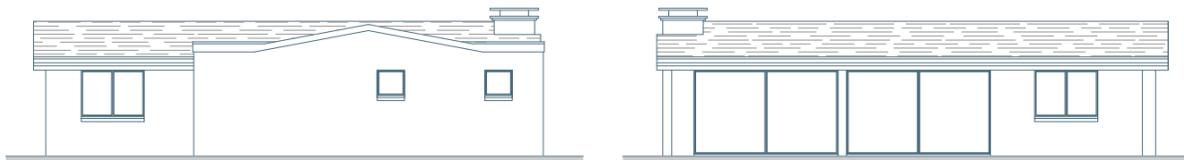
ELEVATIONS



Plot 3 - South Elevation



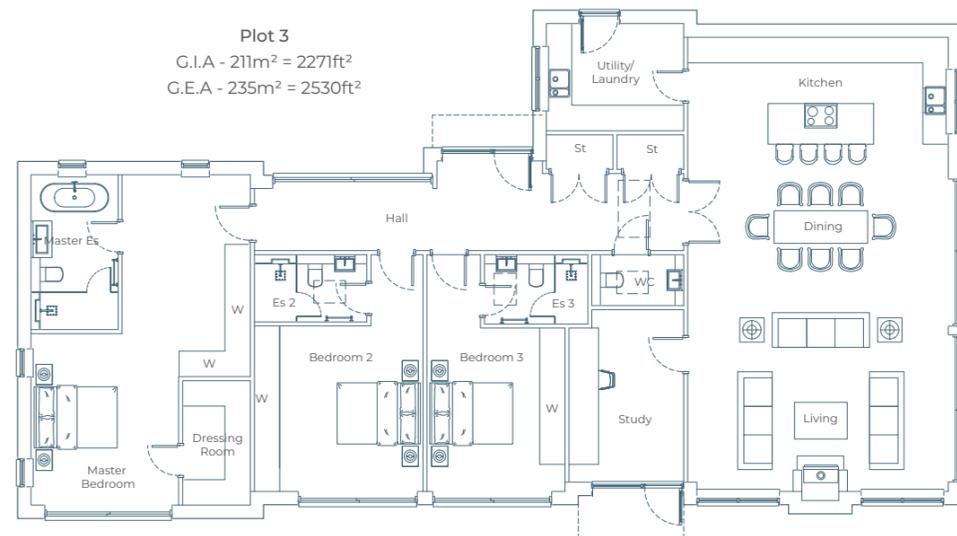
Plot 3 - North Elevation



Plot 3 - West Elevation

Plot 3 - East Elevation

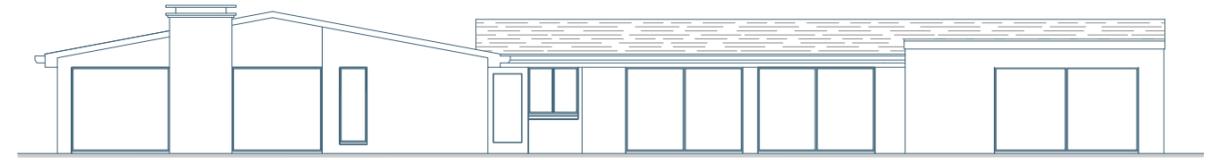
FLOOR PLAN



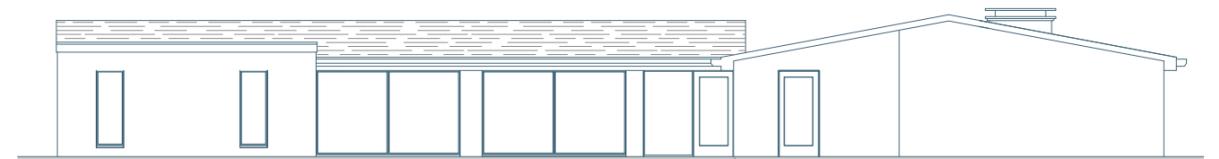
ELEVATIONS & FLOOR PLAN

PLOT 4

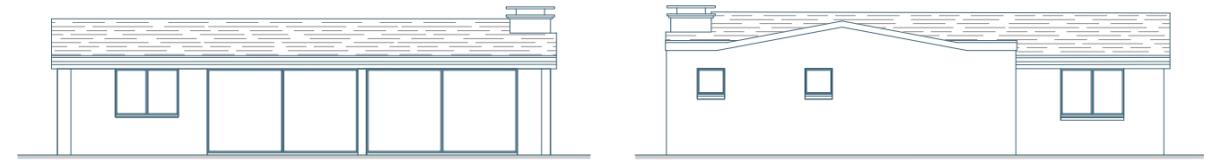
ELEVATIONS



Plot 4 - South Elevation



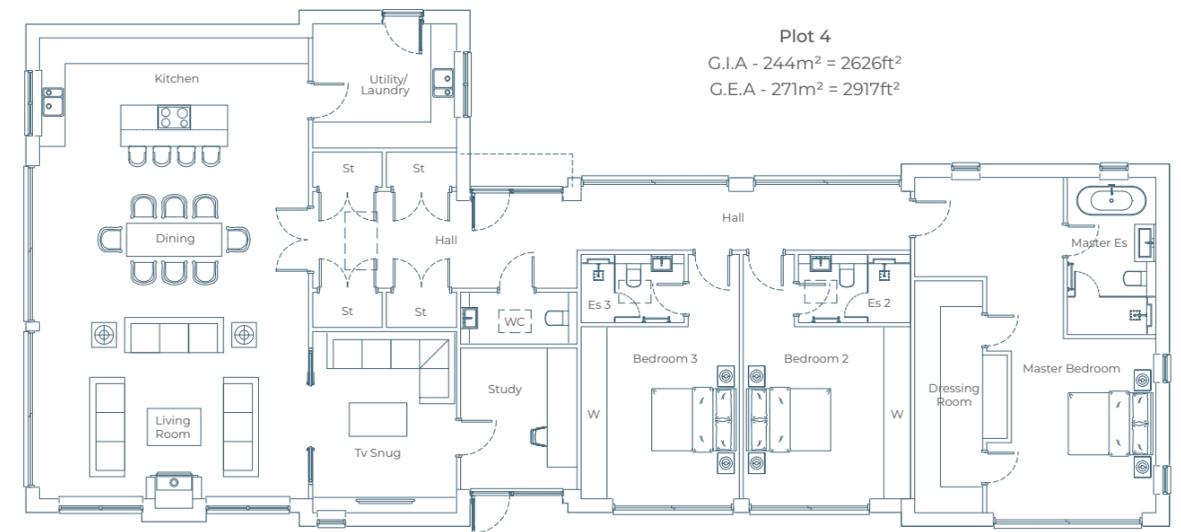
Plot 4 - North Elevation



Plot 4 - West Elevation

Plot 4 - East Elevation

FLOOR PLAN



THE WALLED GARDEN



Quality kitchens designed and supplied by Kitchen Connection of Ascot (KCA)
These computer generated images are indicative only

Wonderful,
light filled and
spacious interiors
complemented by
private gardens.



‘The Walled Garden’ is the historic site of a former kitchen garden serving the Silwood Park Estate located on the eastern fringes of Ascot. The ancient wall, which dates back to the 18th century, is Listed by association with a nearby Lodge.

This collection of four single storey homes has been meticulously designed to be eco-friendly and energy efficient whilst offering contemporary living at its finest with a large window area allowing beautifully proportioned light filled rooms. Eco credentials and the latest technology have been carefully built-in to include under-floor heating powered by air source heat pumps, solar PV panels, battery storage and mechanical heat recovery ventilation.

LOCATION

The Walled Garden is located on Cheapside Road between Ascot (1 mile) and the village of Cheapside (½ mile) which lies on the edge of Windsor Great Park and is home to a village hall, Church of England primary school and gastro pub - “The Thatched Tavern”.

Ascot is a vibrant small town within the Royal Borough of Windsor and Maidenhead and has a wide High Street providing excellent local facilities. It is of course best known for Ascot Racecourse, home of the Royal Ascot meeting in June, arguably the world’s most famous race meeting and a major event in the British social calendar.

Fancy a round of golf? Royal Ascot, The Berkshire, Sunningdale, Mill Ride and Wentworth Golf Clubs are all in the local area.

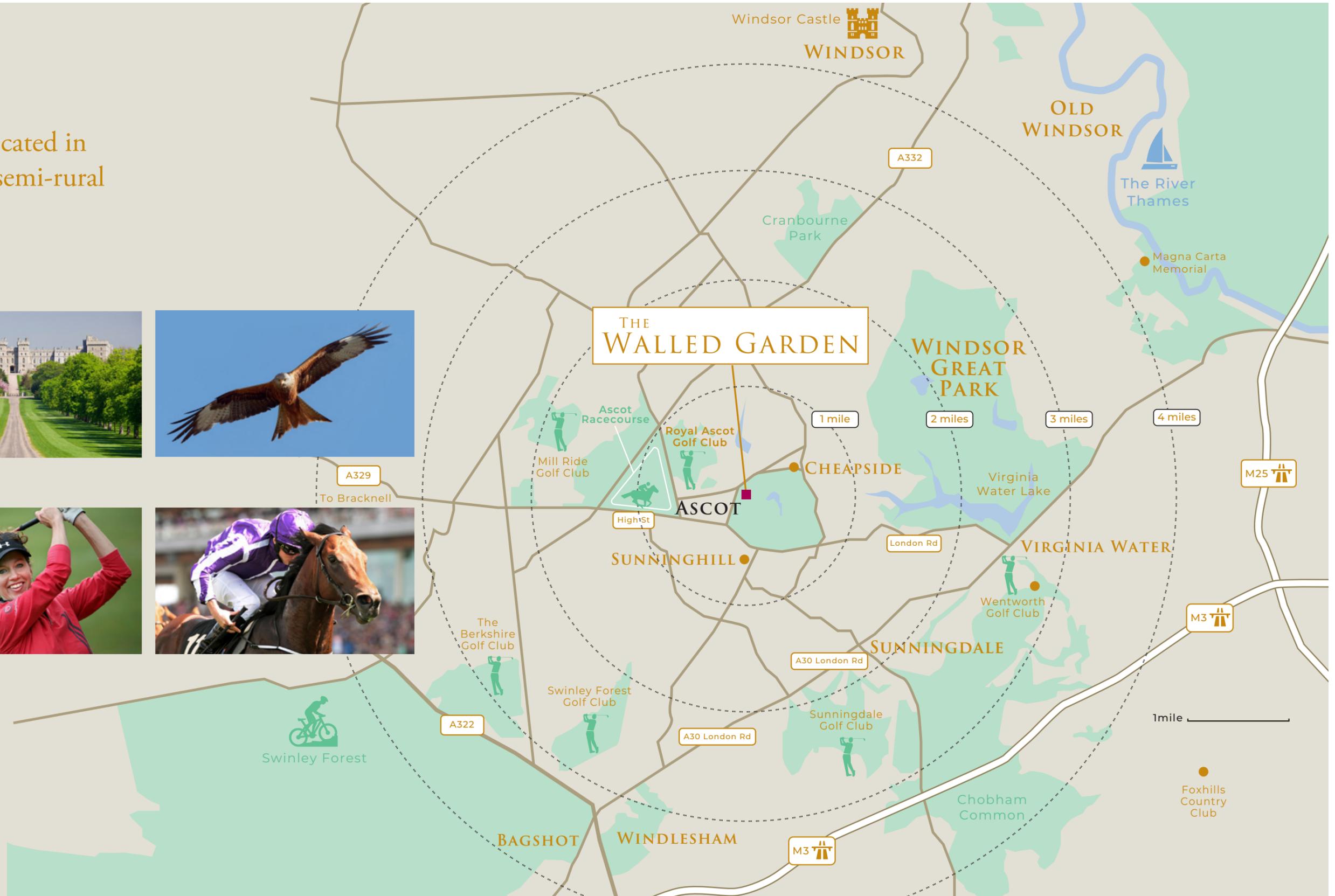
Only 20 miles west of London, Ascot is a prime location with excellent links by road, rail and air via London Heathrow.

ASCOT



THE WALLED GARDEN

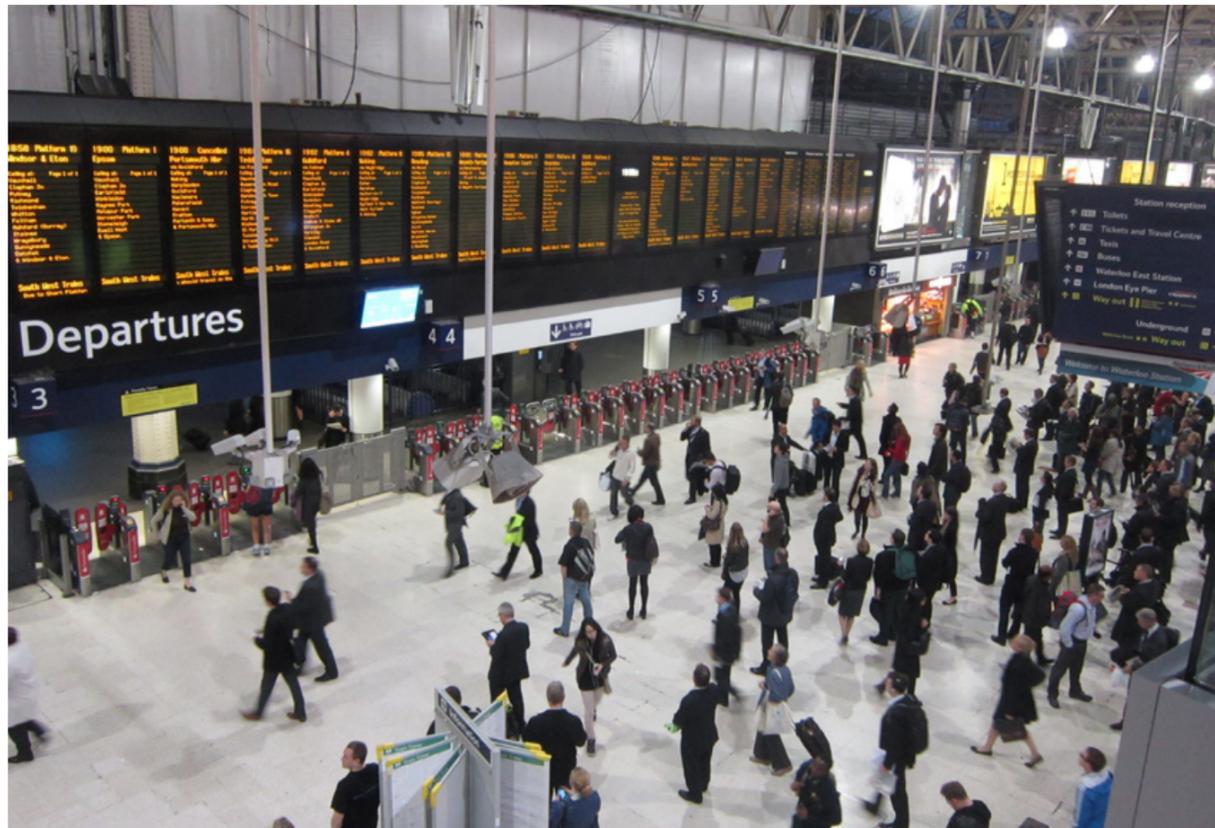
Perfectly located in a peaceful semi-rural setting



THE WALLED GARDEN



Excellent travel connections



ASCOT RAILWAY STATION

Ascot station is 5 minutes by car (215 parking spaces), 8 minutes by bike (44 unit bike store) or a 30 minutes walk.

By Train from Ascot Station*



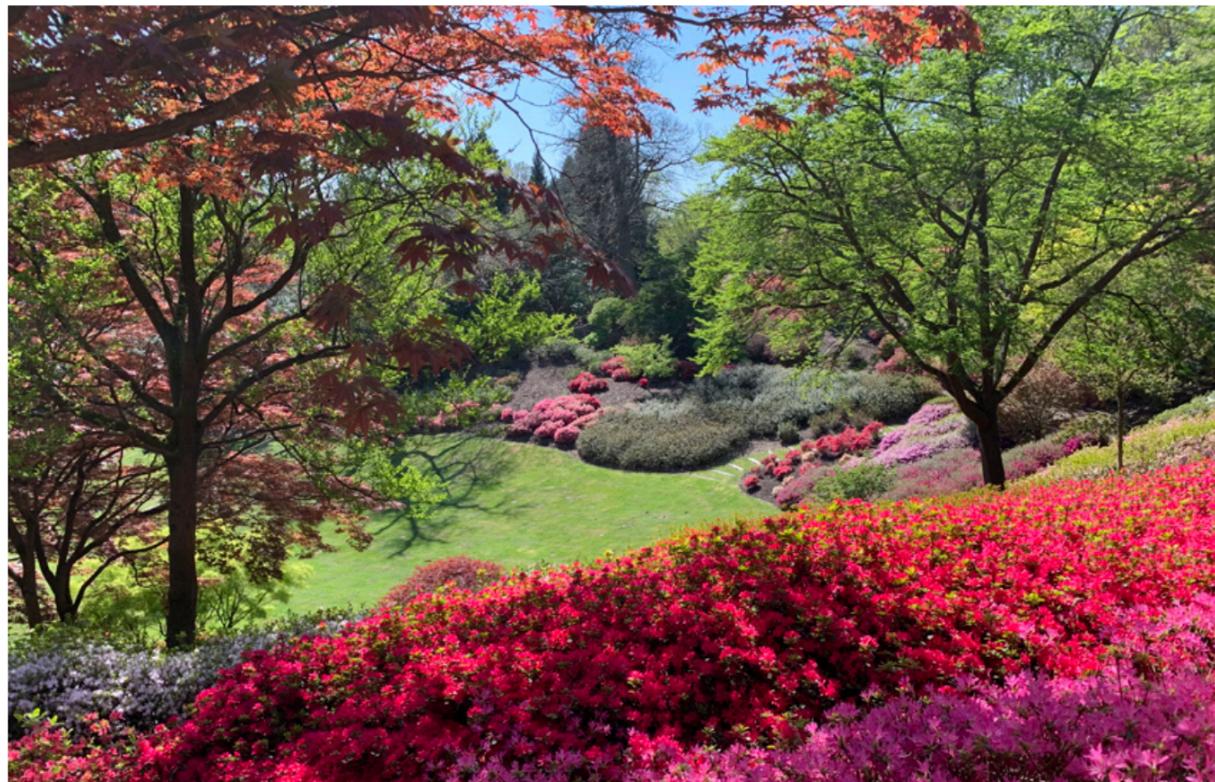
By Car from "The Walled Garden"**



*Approximate travel times from Ascot Station showing the fastest journey time available. Source: www.nationalrail.co.uk
 **All times shown are approximate and will be traffic dependant. Source: www.google.co.uk/maps

WINDSOR GREAT PARK

Windsor Great Park is nearby (20 minutes walk to Ascot gate) and covers some 5,000 acres including ancient forests and historical monuments. A large part is open to the public with ancient woodland and forest trails just waiting to be explored. Recreational opportunities also include cycling, walking and picnicking. In the late spring, the Azaleas at the Punch Bowl in Valley Gardens provide a spectacular display with a kaleidoscope of colour. A “must see” is the exciting equestrian game of polo at Smiths Lawn - Guards Polo club, the largest polo club in Europe, was founded in 1955.




WINDSOR GREAT PARK

This Map and Rules of using the Great Park are available for the public to download at:
www.windsorgreatpark.co.uk/media/510349/wgp-park-map-and-rules-december-2021.pdf



1 km
1 mile

- | | | |
|---|---|--|
|  Visitor Centre |  Refreshments |  Permitted cycle routes in the Great Park |
|  Monument |  Seasonal refreshments |  National Cycle Route 4 |
|  Point of interest |  Toilets |  Area open to the public |
|  Parking |  Gift shop |  Private area |
|  Gate |  Plant shop | |

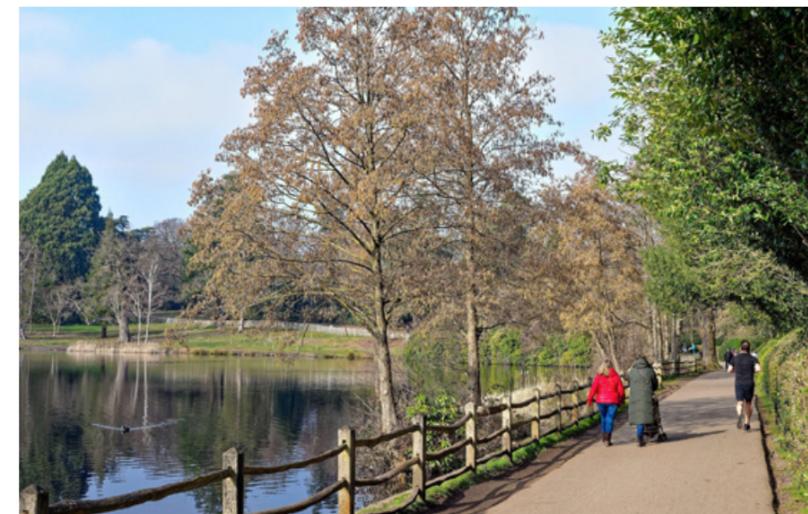
THE SAVILL GARDEN

Created in the 1930's, The Savill Garden is within a 15 minute drive and is possibly Britain's finest ornamental garden. This natural haven of 35 acres of beautifully designed gardens and woodland can be enjoyed by everyone, from dedicated horticulturists to those who just want to spend a relaxing day out with family or friends.



VIRGINIA WATER

Dating back to the 18th century, the spectacular lake at Virginia Water is now a destination for families and dog walkers to enjoy. It is very popular all year round, with its glittering waters and abundance of wildlife. The area is steeped in a rich history and features include ancient monuments, a 100 foot Totem Pole, cascading waterfalls and stunning vistas.



WINDSOR

Nearby is the historic Thameside town of Windsor, dominated by the oldest and largest inhabited castle in the world.

Luxury brands and high street shopping are Windsor's speciality, but there is also a fine range of eateries. A summer evening at Windsor Racecourse and regular visits to the theatre should both be on the calendar. Legoland, set in 150 acres of beautiful parkland, is the ultimate in hands on entertainment for children.



SCHOOLING

There is an exceptional range of schools (both state and independent) in the vicinity catering for nursery through to sixth form. These include primary, preparatory, secondary and colleges.

LOCAL SCHOOLS OF NOTE INCLUDE:



Cheapside CE Primary School (Co-Education)
www.cheapsideschool.org.uk



Papplewick Independent Day and Boarding Preparatory School (Boys)
www.papplewick.org.uk



The Marist Independent RC School - Nursery through to sixth form (Mainly girls)
www.themarist.com



St Mary's Independent RC Boarding and Day School (Girls)
www.st-marys-ascot.co.uk



Heathfield Independent Boarding and Day School (Girls)
www.heathfieldschool.net



Charters Secondary and Sixth Form School (Co-Education)
www.charterschool.org.uk



St Georges Independent Boarding and Day School (Girls)
www.stgeorges-ascot.org.uk



Lambrook Independent Preparatory School (Co-Educational)
www.lambrookschool.co.uk

USEFUL WEBSITES FOR PARENTS:

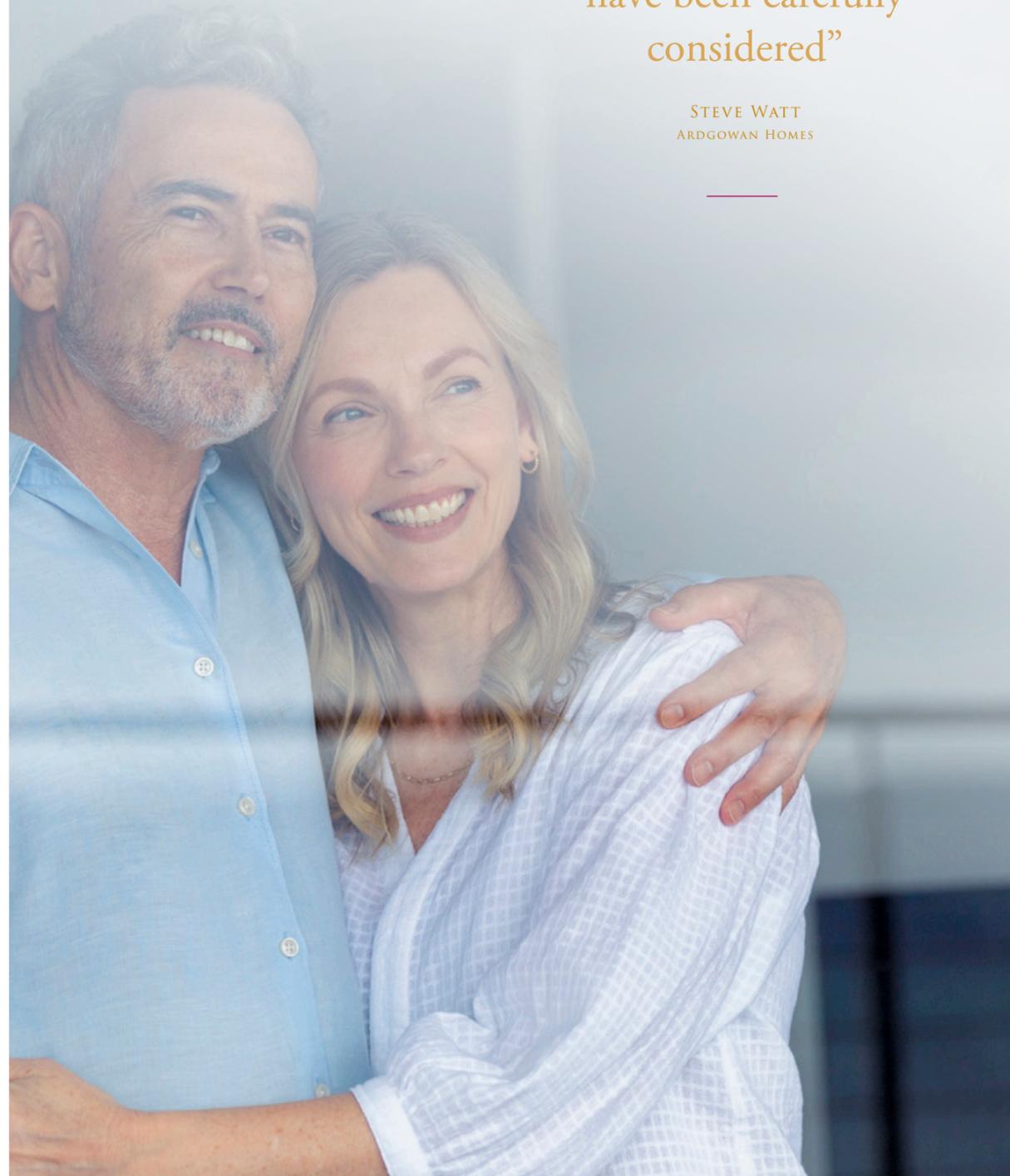
www.locrating.com
www.schoolguide.co.uk



THE WALLED GARDEN

“Eco-credentials and
energy efficiency
have been carefully
considered”

STEVE WATT
ARDGOWAN HOMES



ARDGOWAN
HOMES LIMITED

A REPUTATION BUILT ON EXPERIENCE



Ardgowan Homes has built many fine bespoke properties, several of which are showcased on the company website. Chairman and founder of Ardgowan, Steve Watt, personally oversees much of the design and build process. He has over 45 years' experience in architecture and building, having spent 16 years with one of the country's largest housebuilders as Chairman of a number of operating divisions.

Ardgowan Homes uses only the finest materials and fittings from leading brands, appointing each home to a high specification. Intelligent planning is combined with an exceptional attention to detail, ensuring a beautifully finished product.

THE WALLED GARDEN

CHEAPSIDE | ASCOT | BERKSHIRE | SL5 7QY

+44 (0)1344 875500

steve@ardgowanstates.co.uk

www.ardgowanhomes.co.uk

The information in this document is indicative and is intended to act as a guide only as to the finished product which may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Ardgowan Homes reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

All computer generated images (CGIs) are indicative only and subject to change.