

SANDYLANDS PARK

Englefield Green • Surrey



The property is being sold with planning permission for an architecturally pure masterpiece designed by Robert Adam and set in mature parkland and landscaped gardens designed by Randle Siddeley adjacent to Windsor Great Park.

Entrance hall • Staircase hall
4 principal reception rooms • Family kitchen
Pantry • 2 WCs • Cloak room
Lift to all three floors.

Master bedroom suite with his and her dressing and bathrooms spanning 9 south west facing windows
6 further bedroom suites

20 meter swimming pool • Jacuzzi
Steam room • Sauna • Gym

Cinema • Wine Cellar • Gun room • Games room

Staff apartment with 2 bedroom suites
Catering kitchen with dumb waiter
Laundry • Stores

6 bay secure underground garage
Chauffeurs day room • Garden Store

Total Proposed Gross Internal Area:
22,252 sq. ft. (2,067.28m²)

In all about: 6 acres (2.4 hectares)



Computer Generated Image

THE LOCATION

Sandylands Park is probably the finest opportunity to create an architecturally pure classical country house in arguably the most prestigious location outside London. Situated near the characteristic village of Englefield Green on Wick Lane – a small country lane which borders the eastern side of Windsor Great Park. Extending to over 5,000 acres Windsor Great Park is the former hunting grounds of the Kings and Queens of England stretching all the way to Windsor Castle. Nowadays Windsor Great Park offers open parkland for horse riding, long walks, boating on Virginia Water lake and the impressive Savill Gardens which were created by Sir Eric Savill in the 1930s.

Sandylands Park is located immediately off Wick Lane – the most expensive road outside central London. Consistently rated by the world’s royal families and business elite, as the favoured address to own a country estate due to its close proximity to central London – just 22 miles away and Heathrow airport – just 9 miles away.

The Wentworth golf club is just a mile and a half away. Virginia Water, Sunningdale and Ascot offer local shopping amenities, whilst schools such as Eton College, ACS Egham, St George’s Ascot and Bishopsgate are all within easy reach.

Guards Polo Club is within walking distance at Smith’s Lawn in Windsor Great Park and polo is also available at Royal County of Berkshire Polo Club at Winkfield. The world’s most famous race meeting – Royal Ascot is just 5 miles away. Restaurants and hotels in the area are exceptional with the likes of Dorchester Collection at Coworth Park and the Michelin starred Fat Duck and The Waterside Inn at Bray, The Latymer at Bagshot and Drakes at Ripley.

Sandylands Park has been painstakingly designed by Robert Adam Architects to offer the optimum design and layout for an Ultra High Net Worth family seeking every conceivable luxury and amenity. The plans for the landscaped gardens have received careful and considered design from one of the most famous and pre-eminent designers – Randle Siddeley & Associates.

‘The Arcadian landscape, deep within the sylvan setting of Virginia Water and Windsor Great Park, inspired us to create a wholly symmetrical, classically proportioned and richly detailed building of timeless character as a continuation of the enduring tradition of the English Country House at the heart of its own parkland.’

DESIGNED BY ADAM ARCHITECTURE

DISTANCES

Airports

9 miles Heathrow Airport Terminal 5
 9 miles Fairoaks Airport (private)
 16 miles Farnborough Airport
 41 miles Gatwick Airport

Leisure

1.5 miles Wentworth Golf and Country Club
 3.9 miles Sunningdale Golf Club
 5 miles Ascot Racecourse

Education

1.5 miles Bishopsgate School
 6.1 miles St Mary’s Ascot
 6.6 miles Eton College
 5 miles St George’s Ascot

Locations

6 miles Windsor
 2.1 miles Virginia Water
 22 miles Central London



View from planned lake towards the mansion



Sandylands Park will have a sweeping in-out drive and will be entered from impressive entrance gates. Upon arrival it will be impossible not to be impressed by the purity of the architecture and the façade of the house. When entering the house through the central entrance portico with a segmental pediment supported by Ionic columns and engaged pilasters, you will gain a sense of arrival and of home coming. The entrance hall has two ante rooms off it with 2 guest WC's and coat cupboard. Walking through to the inner double height staircase hall, one will look up to admire the spectacular domed glass roof lantern which will flood the staircase hall with light. A large set of double doors will lead you into the south west facing drawing room which will enjoy views across the formal gardens. The drawing room is linked to the study via a double set of doors, which itself also has direct access off the entrance hall – perfect for visiting business guests. The family room which has been split into interconnecting areas (although, if required these could be separated) is planned to encompass a sitting area, a dining area and a family kitchen of impeccable design and quality. The utility kitchen is located on the lower ground floor and services the family kitchen with a dumb waiter which is positioned in the servery – conveniently located between the family kitchen and formal dining room. Ceiling heights will surpass 3.4 meters throughout the ground floor.

The grand stair hall, with its sweeping staircase and domed glass roof, will provide access to the first floor accommodation. Walking into the master bedroom you will immediately be drawn to the nine windows which span the suite and enjoy south westerly views over the gardens and down towards the lake and onwards over the tree tops of Windsor Great Park. The country views will provide the Principal with the feeling of utter escape and relaxation. The master bedroom sits at the centre of the suite and has a double dressing room for Her and large bathroom and a double dressing room and large bathroom for Him. Off his dressing room there is a linen store or panic room, with dual access from the suite and also back to the staircase. There are four further suites all with their own dressing rooms and bath/shower rooms on the first floor. Ceiling heights on the first floor are 3.25 meters.



View from entrance gates



Walking gently down the large sweeping staircase to the lower ground floor and into the lobby, you will enjoy the view of the swimming hall through the glazed wall. A 20 metre swimming pool is flooded with natural light from six large skylights and two sunken garden courtyards. The spa includes a Jacuzzi, steam room, sauna, relaxation areas surrounding the pool and two changing rooms each with WC, shower, and changing facilities. Both changing rooms have dual access from the swimming pool hall and from the corridor off the lobby. In addition there is a large gym.

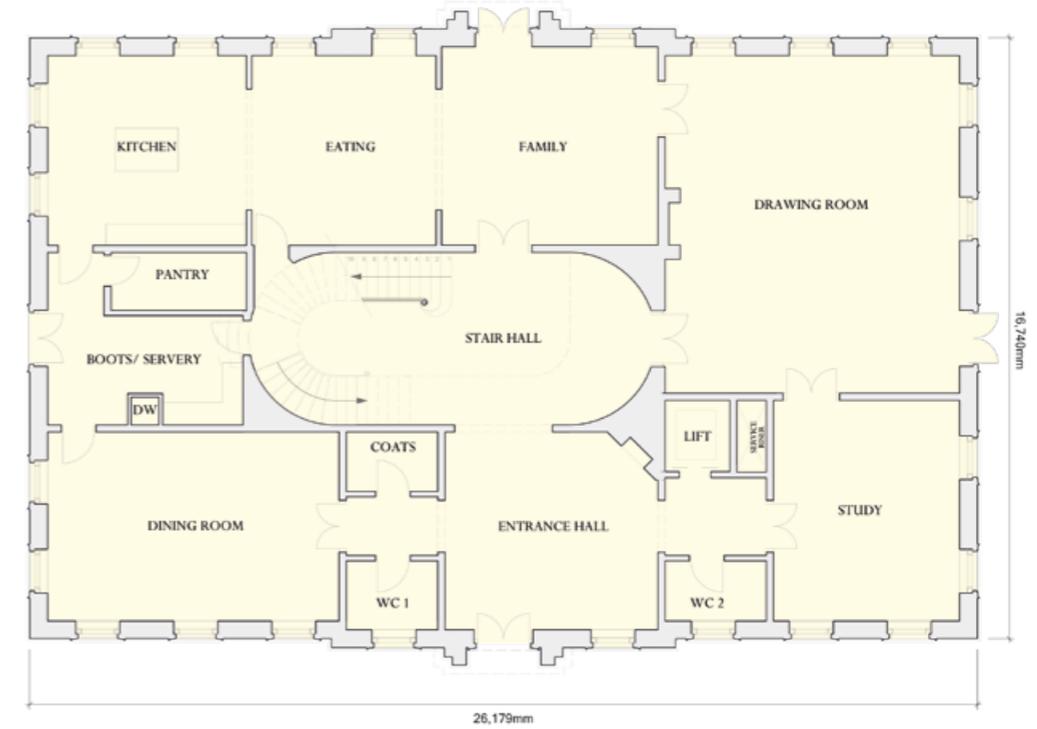
The games room, impressive wine cellar and gun room are all located off the Lobby, whilst two guest suites are located overlooking a sunken garden courtyard which faces south west. Wide stairs lead from this gently up to the main gardens. Each suite has its own dressing area and large bathroom. The ceiling height is 4 meters throughout the lower ground floor.

On the other side of the house, the laundry, catering kitchen with dumb waiter to the servery above, stores and large staff apartment with two ensuite bedrooms and sitting room have independent access from the secure underground garage. There is parking for six large cars, and a chauffeurs room will be fitted with WC, kitchen area and a lounge. In addition there is a wash down bay, and area for garden equipment and lawn mowers etc. In addition to the staff entrance, there is a Principal's entrance from the garage to the lobby – which has been carefully designed to give a sense of home coming with uplifting lighting and a high grade of specification and interior design. The oversized lift is located off the Lobby, and comes out to the ante room off the Entrance hall on the ground floor and in the first floor lobby.

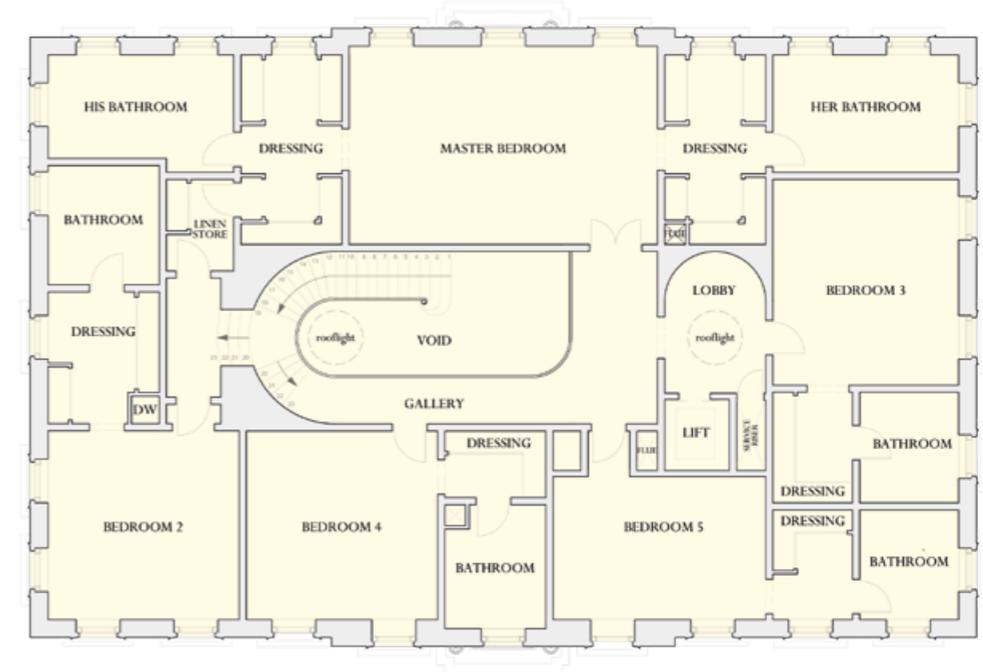
Sandylands Park



Basement Floor



Ground Floor



First Floor

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GARDENS AND LANDSCAPE

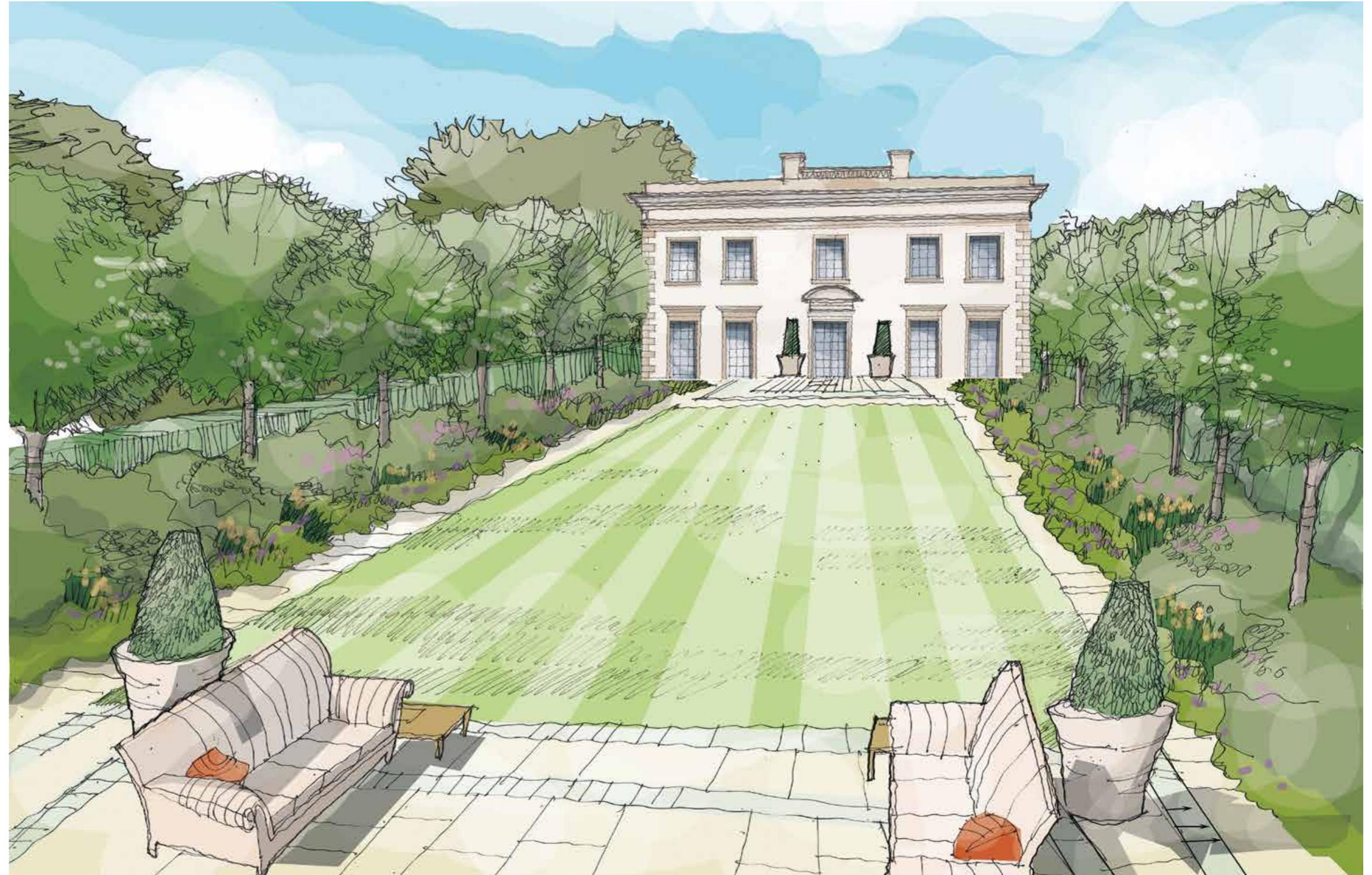
'Very rarely does a property of this magnitude allow itself to be created. The arrival is through a private driveway that leads into a beautifully mature park land with its own stunning surroundings. If this were not already enough there are breath taking views from across the house's main lawn and into borrowed views of Windsor Great Park.

Having arrived at the front entrance, from the park land there is a circular driveway which is offset by two intimate gardens with herbaceous borders, scented roses, the north west scented garden also overlooks an old existing woodland with its own dell and field of bluebells. Glimpses of the lake can be seen at the end of the garden with its own discreetly hidden tennis court and seamless landscape.

One could almost be forgiven for thinking that one was in the depths of the English countryside due to the surrounding areas being so surreal'.

RANDLE SIDDELEY, THE LORD KENILWORTH RANDLE SIDDELEY LANDSCAPE DESIGN & CONSTRUCTION

Randle Siddeley has designed a garden to work in conjunction with the architectural detail and layout of the mansion at Sandylands Park. Every vista, view and planting arrangement has been considered in relation to how it will enhance the view from the mansion. The gardens incorporate many different areas, from areas in which to relax and unwind, to spaces in which to socialise and enjoy the great outdoors. For example there are formal lawns and sheltered patios which surround the main house – perfect for al fresco dining, or a quiet morning coffee. There is a planned sunken fire pit with surrounding seating – ideal for late night entertaining around a hot camp fire, and there is a planned lake – the perfect place to sit and contemplate life whilst enjoying the English countryside. The backdrop of Windsor Great Park is the ideal canvas in which to paint in the foreground the view of the gardens from the drawing room, family rooms and master bedroom suite.





View from The Firepit towards the mansion





Windsor Great Park



Polo at Guards



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