SANDYLANDS HOME FARM

Englefield Green, Surrey

Development opportunity for a New England style house at Englefield Green

The Location

Sandylands Home Farm is wonderful opportunity to build a New England style house with a wonderful garden. Situated near the characteristic village of Englefield Green on Wick Road – Sandylands Home Farm is off 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 Home Farm is located off Wick Road via a private shared driveway – 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, Fairmont Windsor Park and the Michelin starred Fat Duck and The Waterside Inn at Bray, the Latymer at Bagshot and Drakes at Ripley.

Sandylands Home Farm has been painstakingly designed by Ascot Design architects to offer the optimum design and layout for a family life, with the option of a Phase 2 extension, should a further planning application be granted at the appropriate time. Further details available upon request.

In all about 0.63 acres (0.25 hectares)

Phase 1 – planning permission granted

Ground floor:

Staircase hall
Cloak room
WC
Study
Open plan kitchen / dining room / living room – doors opening onto veranda
Guest bedroom suite

First floor:

Master bedroom suite
Bedroom suite

Basement:

Bedroom suite (with light well)
Games room (with light well)
WC
Cinema
Gym
Spa with steam and sauna
Utility room

External garage block

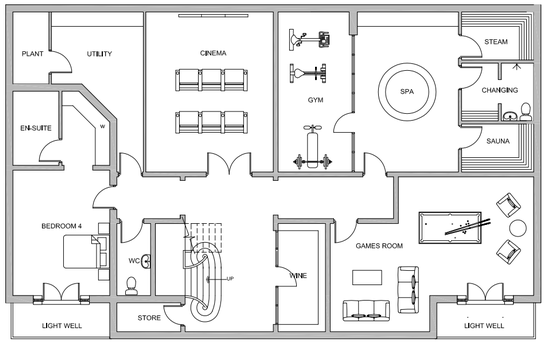
Phase 2 – subject to planning with extensions

All of the above accommodation in phase 1, with additional ground floor accommodation comprising of:
Relocated family kitchen, enabling space for a new bedroom suite.
Boot room / utility room
Large 2nd bedroom suite

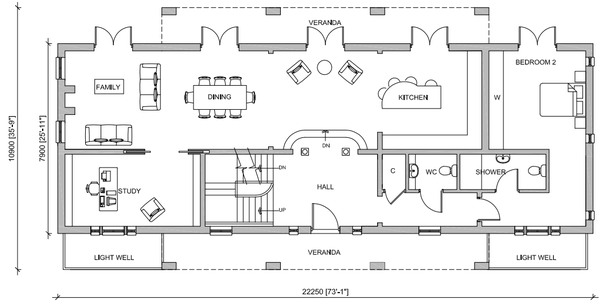
Phase 1
Sandylands Home Farm

Existing Converted Barn: Approx. Gross External Area 2045 sq ft / 190 sq m
29.5% of 190 sq m = 56 + 190 = 2647 sq ft / 246 sq m
Add Outbuilding C: 581 sq ft / 54 sq m = 3229 sq ft / 300 sq m
Proposed Above Ground Total Gross External Area 3229 sq ft / 300 sq m

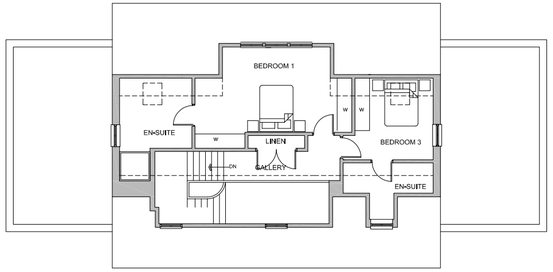
Existing Outbuilding B = Gross External Area 409 sq ft / 38 sq m
Proposed Car Port Gross External Area 269 sq ft / 25 sq m



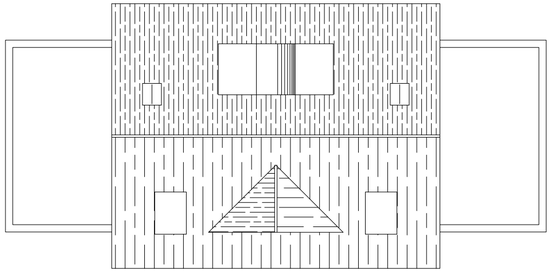
Basement Floor



Ground Floor
Gross External Area 2325 sq ft / 216 sq m



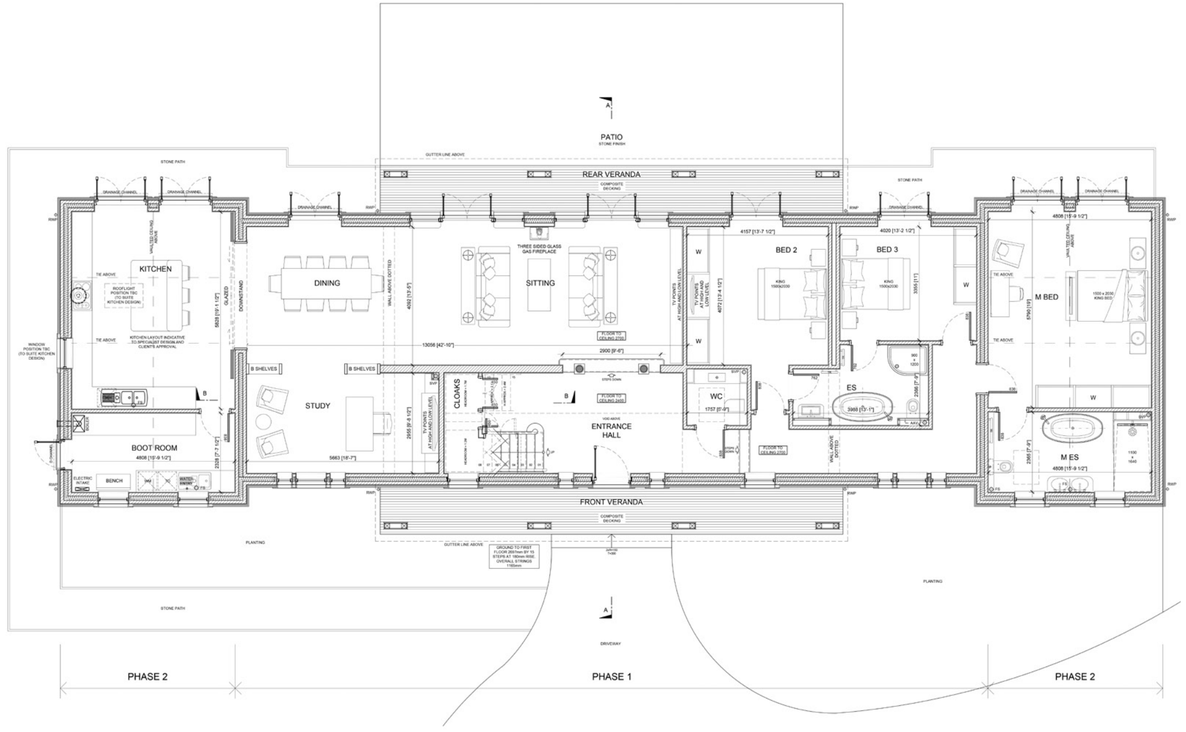
First Floor
Gross External Area 904 sq ft / 84 sq m



Roof

Phase 1
Sandylands Home Farm

Sandylands Home Farm Phase 2 - Ground Floor



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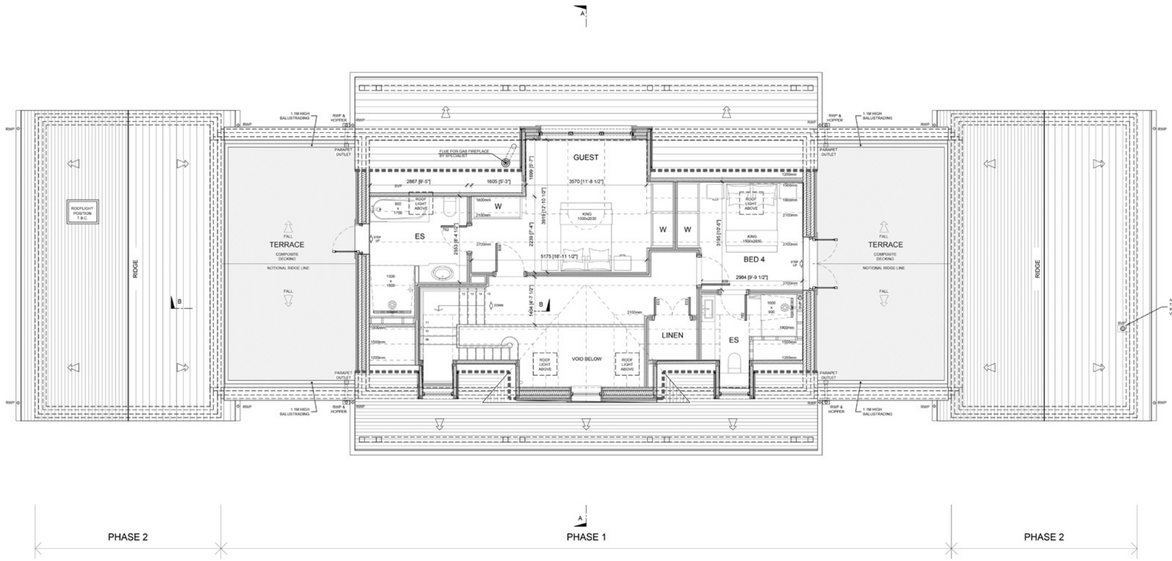
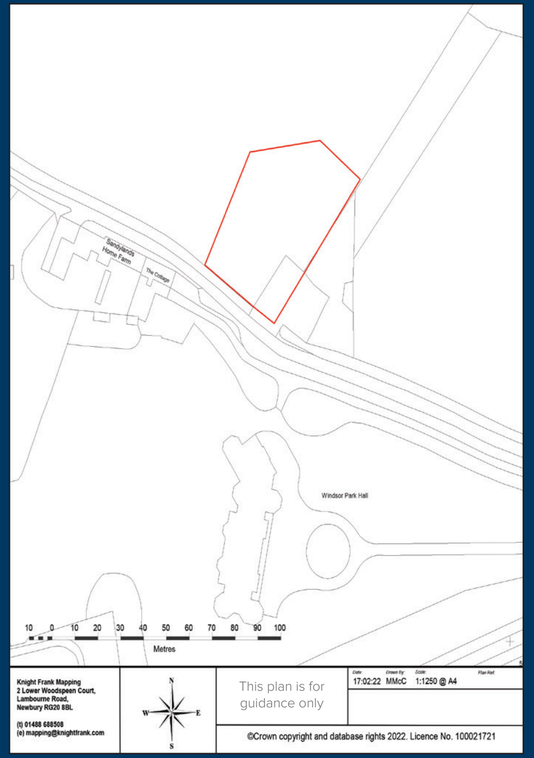
Sandylands Home Farm Phase 2 - First Floor





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

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