



Bournebridge House & The Coach House, Ascot Road, Holyport, Berkshire

STRUTT & PARKER

Bournebridge House & The Coach House, Ascot Road, Holyport, Berkshire SL6 2JB

A impressive 8-bedroom country house, and a separate Coach House with planning permission to be demolished and replaced with a 3,300 sq. ft. house. Permitted development for an indoor pool with gym, and triple garage (4,500 sq ft in total) attached to the main house

M4 (J8/9) 1.8 miles, Maidenhead Station 2.5 miles (London Paddington 21-24 minutes), Windsor 6 miles, Ascot 7.6 miles, Heathrow Airport (T5) 15.2 miles, Central London 28 miles

Ground floor

Reception hall/library | Drawing room | Dining room | Music room | Study | Office | Snooker room | Kitchen/breakfast room | Utility room
Cloakroom | Boot room | Sun room/bedroom 7 with en suite bathroom | Self-contained 1-bedroom annexe | Cellar | EPC rating D
Council tax band H

First Floor

Principal bedroom with en suite bathroom and dressing room (bedroom 3) | Bedroom 2 | Jack and Jill shower room

Second Floor

Double bedroom | 2 Single bedrooms | Family bathroom

Outside

Mature gardens and grounds | Outdoor swimming pool | Pool house with sauna
Folly | Outbuildings | In excess of 4 acres

Historical Note

Bournebridge House (formerly known as Fledgeborough Hall) was previously the home of the Aspro family (producers of Aspirin), Sir Robert Sidney and more recently, the world famous Smart family (Billy Smarts Circus).



The property

- Bournebridge House offers in excess of 6,750 sq. ft. of flexible living space arranged over three floors, including a self-contained annexe.
- Separate Coach House with current planning permission for the demolishing reposition for a 3,300 sq. ft. house with a separate entrance. App no. 23/01301/FULL, Dated 1st June 2023. (Artist's impression of proposed house is bottom right of this page)
- Permitted Development for an indoor swimming pool with a gymnasium, and a triple garage (approx 4,500 sq.ft. in total). App. no. 15/02819, Dated 8th Oct. 2015.
- Conveniently placed for the M4 (J8/9) and Maidenhead station (Elizabeth Line)
- In the catchment area for Holyport College, sponsored by Eton College.



Main house

The ground floor is arranged to provide numerous reception rooms including a drawing room, a spacious dining room that provides the perfect space for large scale entertaining and enjoys direct access to the gardens via double doors, a music room, and a spacious snooker room with an adjoining office and a wood panelled study. At the hub of the house is the fully fitted kitchen/breakfast room. There is a sun room, which is also a bedroom with an en suite bathroom, leading to the pool, along with a self-contained annexe comprising a sitting room with a kitchenette, a bedroom and en suite shower room.

Located on the first floor is the 22 ft. principal bedroom with double doors opening out to a flat roof, an en suite bathroom featuring a 'walk in and walk out' shower and leading to a dressing room/bedroom 2. There is a further bedroom on this floor, along with a 'Jack and Jill' bathroom. Three further bedrooms are situated on the second floor, and a bathroom.

Outside

Bournbridge House is set behind electrically operated gates and approached via a sweeping driveway leading to the house. The grounds comprise extensive lawns and light woodland. To the rear of the house is a swimming pool, folly and pool house with a sauna.

Location

Bournebridge House is situated in the quintessential village of Holyport, with a village green with duck pond, and shops catering for 'day-to-day' needs. The property is within the catchment for Holyport College, the highly regarded 'free school', sponsored by Eton Collage.

For commuters, the nearby Maidenhead Station benefits from Crossrail/Elizabeth Line providing speedy links to London Paddington. The property also benefits from easy access to the M4, thereby linking with the M25, Heathrow Airport, Central London and the West Country.

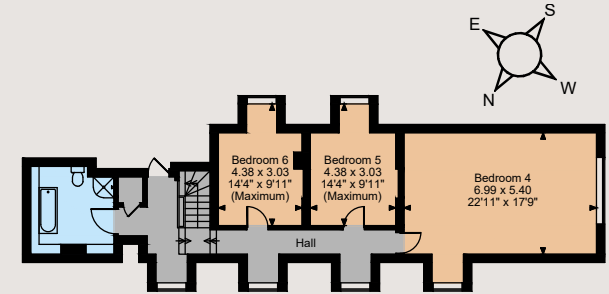
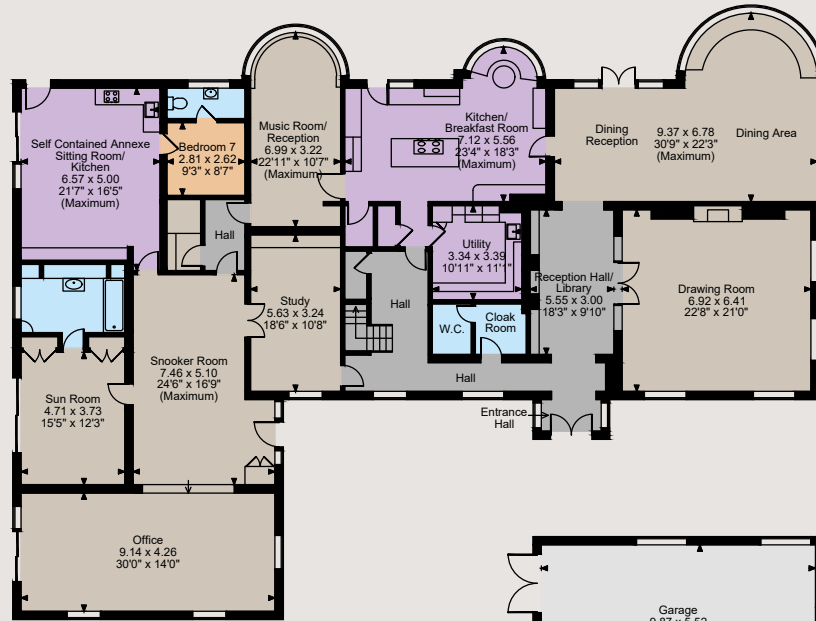




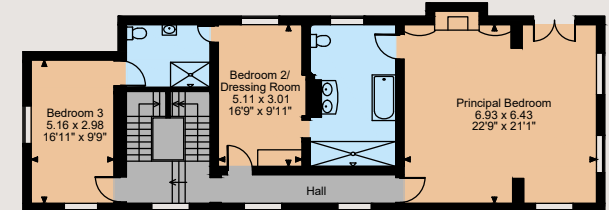




Floorplans
 House internal area 6,660 sq. ft. (619 sq m)
 Coach House internal area 1,016 sq ft (619 sq m)
 Garage internal area 586 sq ft (54 sq m)
 Outbuildings internal area 651 sq ft (60 sq m)
 Total internal area 8,913 sq ft (827 sq m)

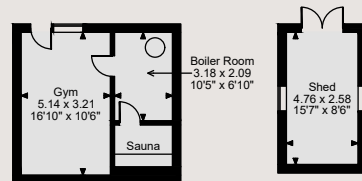


Second Floor

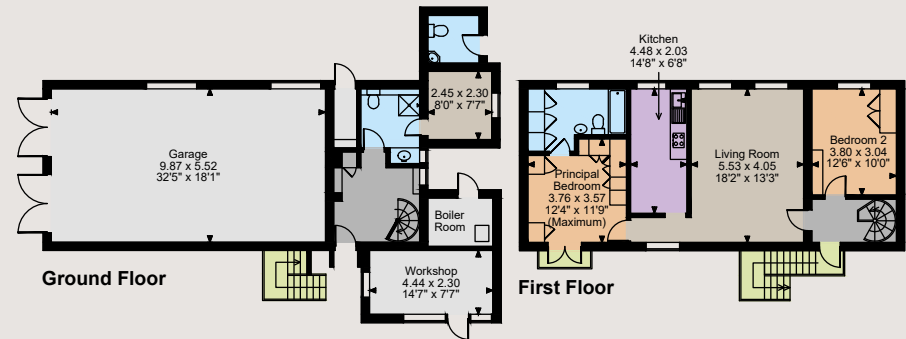


First Floor

Ground Floor



Pool House



Garage

First Floor

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

Exit the M4 (J8/9 and take the exit signposted Maidenhead Central (A308). At the roundabout, take the 4th exit onto Ascot Road/A330 and continue along for about two miles, passing through Holyport village. Bournebridge House will be found on the right hand side, on the corner of the turning into Sturt Green.

General

Local Authority: Royal Borough of Windsor and Maidenhead - Tel. 01628 683800

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Mobile Coverage/Broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Services: Mains electricity, gas, water & drainage
Tenure: Freehold **Guide Price:** £4,000,000

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