

BELGRAVIA HOUSE

Bishopsgate Road • Englefield Green • Egham • Surrey • TW20 0YJ



OCTAGON

savills

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A rare development opportunity for a 15,712 sq. ft. residence, in a highly desirable location, set in 3.2 acres of south/south westerly facing grounds.

Planning permission has been granted for a 7 bedroom residence arranged over three levels with the benefit of a leisure complex with parking provided within a triple garage and further parking on the lower level. The property also offers a detached gate house.

The mature and secluded gardens are a particular feature of the property and will contain a tennis court.

Planning Application No: RU. 12/0914 (conditions apply). Further details are available upon request.

- ◆ Passenger lift
- ◆ Triple garage
- ◆ One bedroom gate house
- ◆ GROUND FLOOR - Galleried reception hall, drawing room, dining room, family room, study, kitchen/breakfast room, cloakroom
- ◆ FIRST FLOOR - Master bedroom with balcony, en suite dressing room and bathroom, 4 further en suite bedrooms
- ◆ LOWER GROUND FLOOR - Leisure complex comprising a swimming pool, spa, gym, sauna room, steam room, plunge pool, dining and relaxation area, changing/shower room, cloakroom
- ◆ Cinema, games room
- ◆ Staff accommodation comprising 2 en suite bedrooms and a prep kitchen/laundry room
- ◆ Garaging for 5 cars
- ◆ Plant room, plant/storage room





The property is situated in wonderful gardens at the end of a long drive close to the Surrey/Berkshire border and Windsor Great Park.

Englefield Green is just over a mile to the south, providing shopping facilities for day to day needs. Windsor is 3 1/2 miles to the north and Virginia Water 4 miles to the south providing more comprehensive shopping, recreational and commercial facilities. The M25 (J13) is 4 miles east, linking with the M4 and M3 and providing fast access to Heathrow Airport (11 miles), Farnborough Airport (18 miles), Gatwick airport (40 miles) and Central London. Egham station is 2 miles east, provides a regular service to London Waterloo from about 40 minutes. There is a wide range of sporting facilities in the area including polo at Smiths Lawn and Royal Berkshire Polo Club, racing at Ascot and Windsor, golf at Wentworth and Sunningdale.







DIRECTIONS

From Junction 13 of the M25 (signed A308 to Windsor) proceed over Runnymede, alongside the River Thames and at the mini roundabout take the 1st exit into Priest Hill (A328). Turn right at the 2nd turning, at the end of the village green, into Bishopsgate Road and continue for about ½ mile. The entrance to Belgravia House is the 2nd on the right hand side.

ADDITIONAL INFORMATION

Tenure: Freehold

Local Authority: Runnymede Borough Council
+44 (0) 1932 838383

Viewing: By appointment with Savills or Octagon Developments Limited.

N.B. All photographs are for illustrative purposes and are taken of previous similar Octagon properties.



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Lower Ground Floor

Cinema	6.81m x 7.16m	(22'4" x 23'6")
Lounge	14.60m x 4.88m	(48' x 16')
Pool House	10.90m x 14.80m	(35'10" x 48'8")
Staff1	6.27m x 4.62m	(20'7" x 15'2")
Staff 2	4.80m x 3.20m	(15'9" x 10'6")
Laundry/Prep Kitchen	4.62m x 4.34m	(15'2" x 14'3")

Ground Floor

Drawing Room	9.91m x 5.00m	(32'6" x 16'5")
Dining Room	6.83m x 7.16m	(22'5" x 23'6")
Family Room	5.00m x 4.75m	(16'5" x 15'7")
Study	5.00m x 4.75m	(16'5" x 15'7")
Kitchen/Breakfast Room	5.00m x 9.90m	(16'5" x 32'6")

First Floor

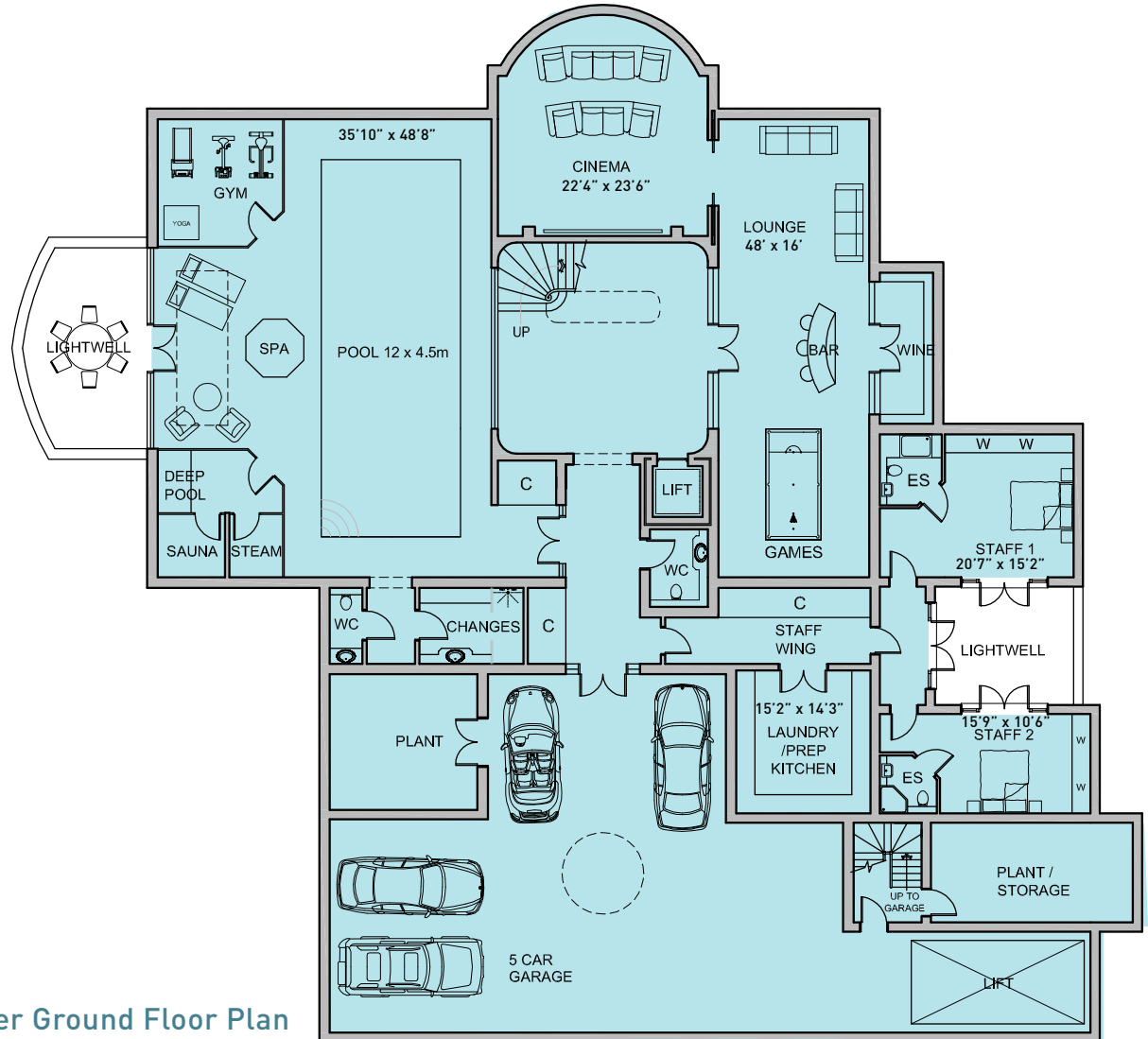
Master Bedroom	6.83m x 5.21m	(22'5" x 17'1")
Dressing Room	5.92m x 5.00m	(19'5" x 16'5")
Bedroom 2	5.92m x 4.83m	(19'5" x 15'10")
Bedroom 3	4.83m x 5.00m	(15'10" x 16'5")
Bedroom 4	3.61m x 4.27m	(11.10" x 14')
Bedroom 5	4.72m x 3.89m	(15'6" x 12'9")

Gate House Ground Floor

Living/Kitchen	4.50m x 3.80m	(14'9" x 12'6")
WC	2.00m x 1.26m	(6'7" x 4'1")

Gate House First Floor

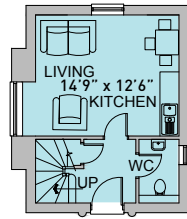
Bedroom	4.50m x 3.80m	(14'9" x 12'6")
Shower Room	2.00m x 1.50m	(6'7" x 4'11")



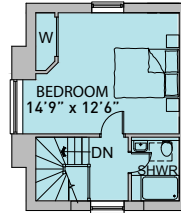
Lower Ground Floor Plan

BELGRAVIA HOUSE

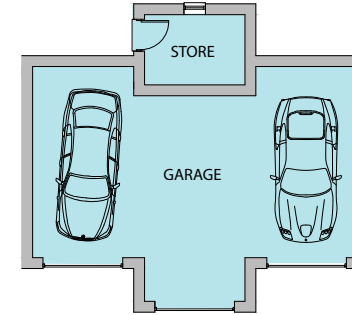
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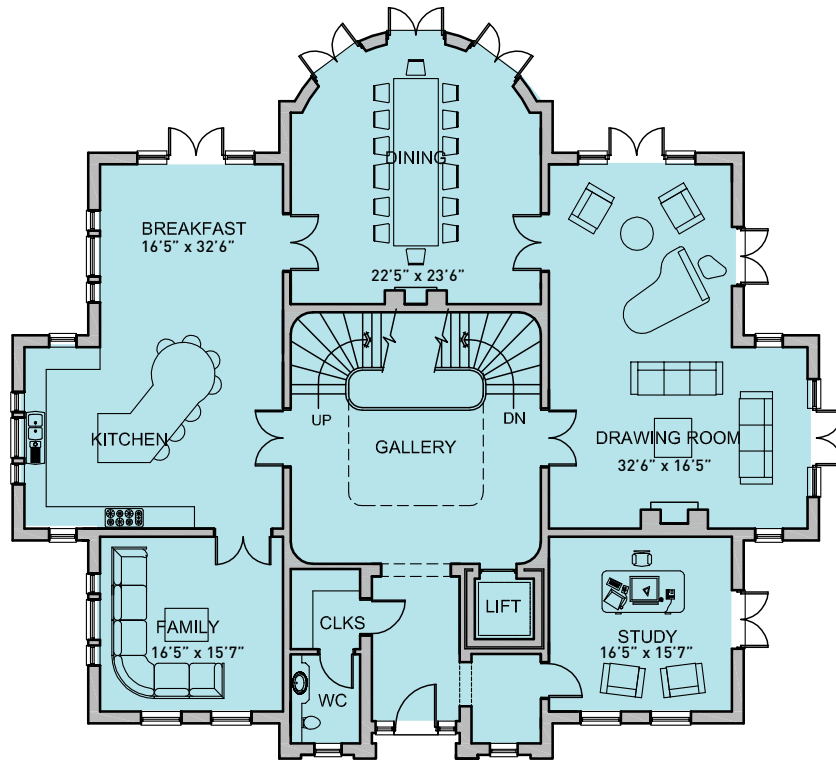
Gate House Ground Floor Plan



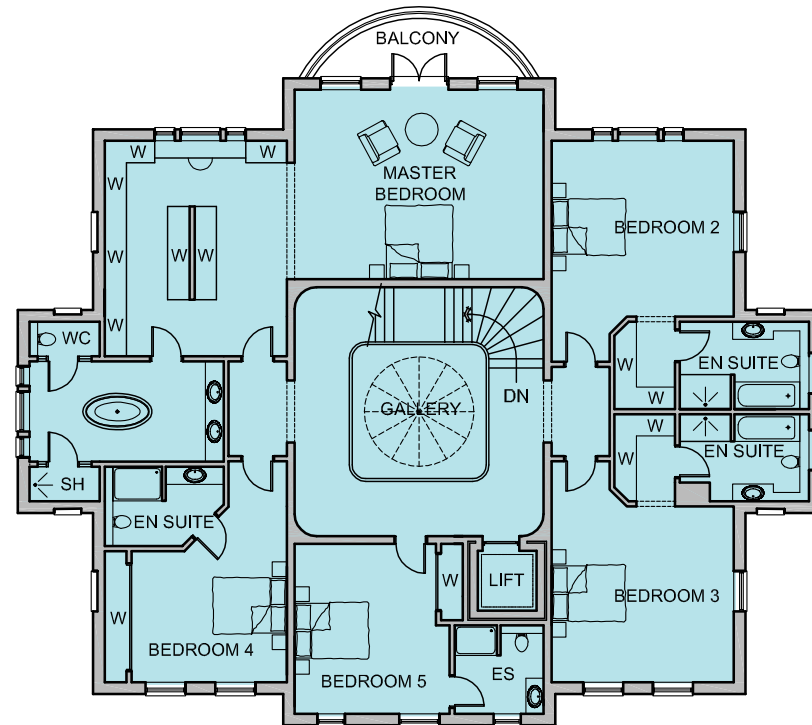
Gate House First Floor Plan



Garage Plan



Ground Floor Plan



First Floor Plan

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Computer Generate Image



Detached Gate House

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