



DOWNWIND
BAGSHOT, SURREY

Hamptons
THE HOME EXPERTS



THE PARTICULARS

**Downwind, Dukes Covert
Bagshot, Surrey, GU19 5HU**

Freehold

- **5 reception rooms**
- **5 bedrooms**
- **4 bathrooms**
- **Indoor swimming pool with permission for business use**
- **Workshop & outbuildings**

Features

Reception Hall, Family Room, Sunken Drawing Room, Sitting Room, Dining Room, Luxury Kitchen, Breakfast Room, Cloakroom, Principal Suite with Bathroom, Shower Room and Dressing/ Sitting Room opening on to Balcony, Total of 5 Bedrooms and 4 Bathrooms. Swimming Pool Complex with Shower, Changing Rooms and its own Reception Lobby. Various outbuildings and plot of approximately one acre.

Hamptons

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Spacious and very adaptable family home

An impressive detached neo-georgian style property with extensive accommodation extending to over 6,000 sq ft (558 sq m) sitting in a secluded and lightly wooded plot of approximately one acre in a desirable residential cul-de-sac.

The Property

The property is very well screened from the road by mature and colourful rhododendrons and is approached via an in/out gravelled driveway with more parking spaces to the left hand side.

The ground floor in this lovely family home is particularly spacious and adaptable with 3 reception areas to one side of the entrance hallway and a dining room, breakfast room and re-fitted luxurious kitchen to the other. On the first floor the bedrooms are also generously proportioned and all of them have access to en-suite bath/shower rooms. The principal suite is certainly noteworthy and has a large bedroom, bathroom, shower room and dressing/sitting room with doors out onto a balcony that overlooks the garden.

We would also like to draw your attention to indoor swimming pool complex. Whilst this is a super feature for the family to enjoy, it is also worth noting that in recent years the current owners have been running a successful pool hire business here which has generated a welcome income stream.

Immediately to the rear of the property is level lawned area with patio to one side, ideal for al-fresco dining in the summer. The remainder of the rear garden is lightly wooded and full of large mature rhododendrons which provide a huge bank of colour in the Spring.

Planning was granted in 2007 for the addition of a double garage and utility room.

Local Authority

Surrey Heath Borough Council. Tel: 01276 707100

Services

Mains water, gas, electricity and drainage.

Situation

Dukes Covert can be found just to the North of Bagshot about 1.5 miles from the village High Street which offers good local shopping facilities along with a pub and several restaurants and coffee shops. Just on the outskirts of the village you can also find a recently opened, large Waitrose Supermarket and Starbucks. More extensive shopping facilities can be found in Camberley which is about 5 miles to the west. Bagshot station has a regular service to Ascot where you can connect to the Waterloo trains or Sunningdale station is about 3.6 miles away and offers direct services to Waterloo. Junction 3 of the M3 is only about 1.4 miles, Terminal 5 at Heathrow airport about 13 miles and central London 27 miles.

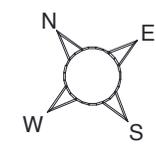


This area may well be of interest to keen golfers as there are 6 clubs all within easy driving distance. Other local leisure facilities include tennis and health clubs, luxurious spa hotels with Michelin starred restaurants such as Pennyhill Park, (also home of the England rugby squad) and Coworth Park, multi-screen cinemas, theatres in Camberley and Woking, football and rugby clubs, horse racing at Royal Ascot and miles of beautiful walks in nearby Swinley Forest.

You could even try your hand at polo with several of the country's leading clubs being nearby.

Importantly for a lot of families there is also a great selection of highly regarded private schools within a short drive including Hall Grove, St Marys, The Marist, LVS Ascot, Heathfield, Papplewick, Sunningdale and a little further away Wellington and Eton Colleges.





Ground Floor

First Floor

Downwind

Approximate gross internal area. Main house = 499 sq m / 5,370 sq ft, Office & Workshop = 34 sq m / 368 sq ft, Outbuilding = 25 sq m / 274sq ft, Balcony external area = 137 sq m / 1478 sq ft.

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, garden ornaments and statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		Current	Potential
102-155	A		
91-101	B		
81-90	C		
71-80	D		70
61-70	E	60	
51-60	F		
41-50	G		
1-40			

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC