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Mount Lodge  
London Road, Sunningdale  
Berkshire. SL5 0EP



## MILE RIDE

Ascot, Royal Berkshire





## MILE RIDE

*Cheapside Road, Ascot, Royal Berkshire SL5 7DR*

Mile Ride is a development of just three luxury houses situated alongside the renowned Royal Ascot Racecourse. The properties have been individually designed and will be built to an extremely high specification by Croft Homes Developments Limited.



EAST LODGE



CHELWOOD HOUSE



MILE RIDE HOUSE

Heathrow Airport 10 miles. Ascot 1 mile (Waterloo 45 minutes). Central London 25 miles. M3 (J3) 4 miles. M25 (J13) 5 miles. M4 (J6) 8 miles.

(Distances and times approximate)

## SITUATION

Located in the highly desirable area of Ascot, Mile Ride is within close proximity to Windsor Great Park and adjacent to Royal Ascot Racecourse.

The area is renowned for its golf courses with Wentworth and Sunningdale Golf Clubs nearby and even closer, in the centre of the racecourse, is the Royal Ascot Golf Club. Founded in 1887 it is the oldest golf course in Berkshire and surrounding it is Ascot Heath, an expanse of heathland accessible to all.

Horse racing can also be enjoyed at Windsor, with the summer evening meetings a real must for anyone with a keen interest. Further equestrian facilities are

plentiful with a number of local polo clubs and grounds. Excellent health and fitness centres can also be found, including the Royal Berkshire Racquet Club and the Wentworth Health Club.

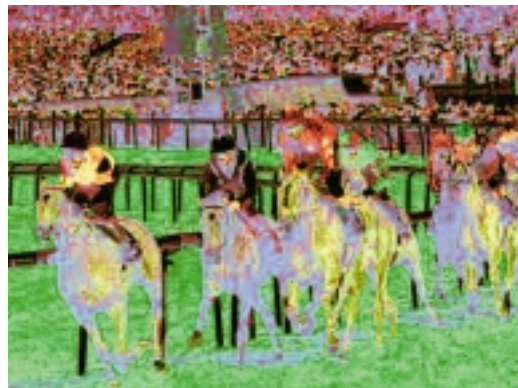
For relaxation, many leisurely hours can be spent boating on the River Thames or walking and cycling in Windsor Great Park with its far reaching views across to Windsor Castle. Also within The Great Park is Savill Gardens, rated as one of the finest woodland gardens in Britain.

Dining out in this area is a delight, as there are many excellent restaurants and country village inns to explore. Also within the borough are many excellent

schools, including the historic Eton College and Royal Holloway and Bedford New College University of London.

Ascot is a thriving and compact town with a good range of shops and services. More extensive shopping facilities can be found locally at Windsor, or further afield at Camberley.

Road and rail connections in this area are excellent and from Ascot there are frequent trains to Reading and London Waterloo with a journey time of approximately 45 minutes. The M4 can be joined at Windsor, providing access to the M25 and to Heathrow Airport and the M3 at Bagshot.









# SITE PLAN



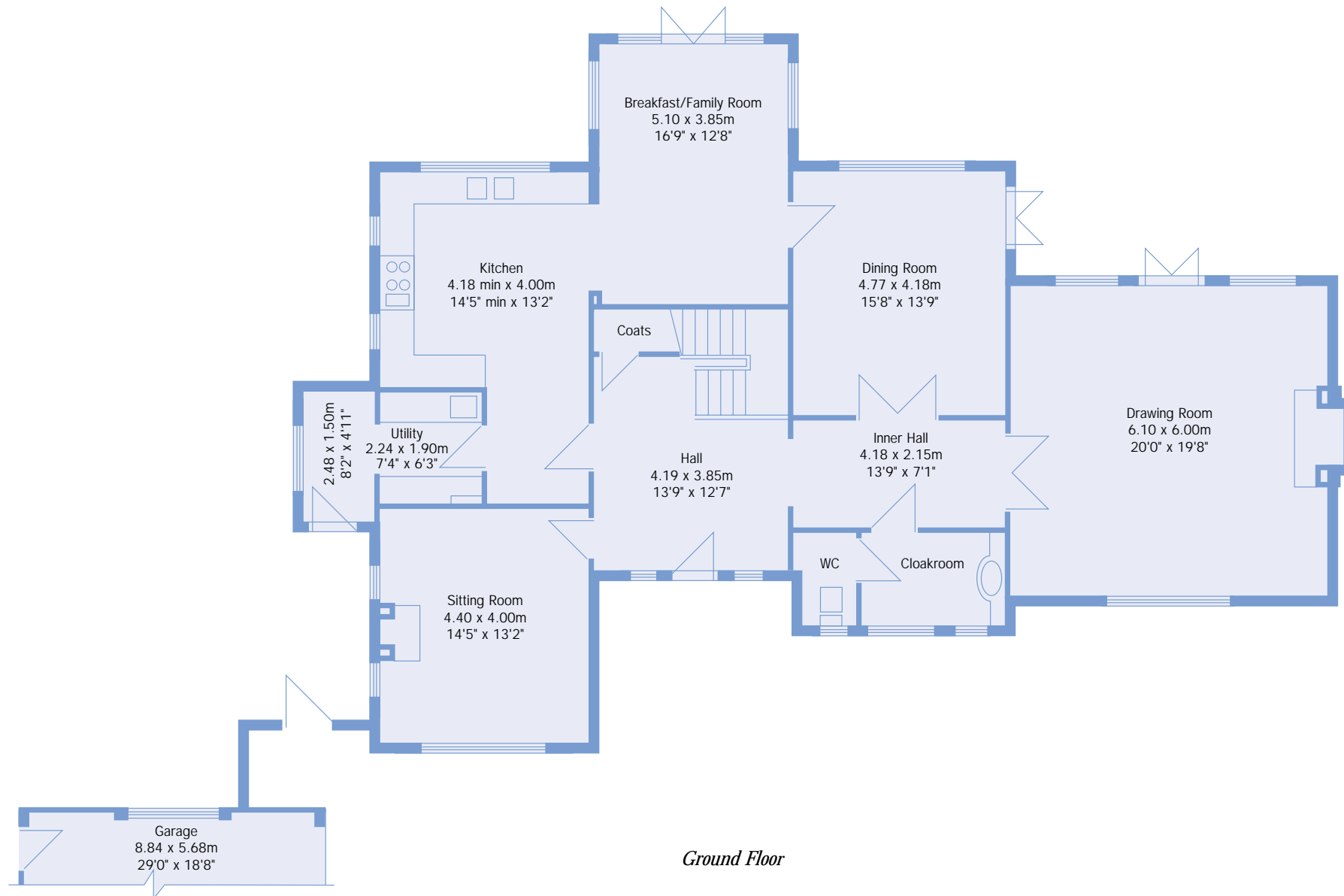


### EAST LODGE

Magnificent entrance hall. Drawing room. 2 further reception rooms. Kitchen opening to breakfast/family room. Utility room. Cloakroom.  
Galleried landing with study area. Master bedroom suite with sitting area and dressing room. 3 further bedroom suites. Further bedroom. Family bathroom. Fitness room.  
Detached double garage and extensive parking area.



## EAST LODGE



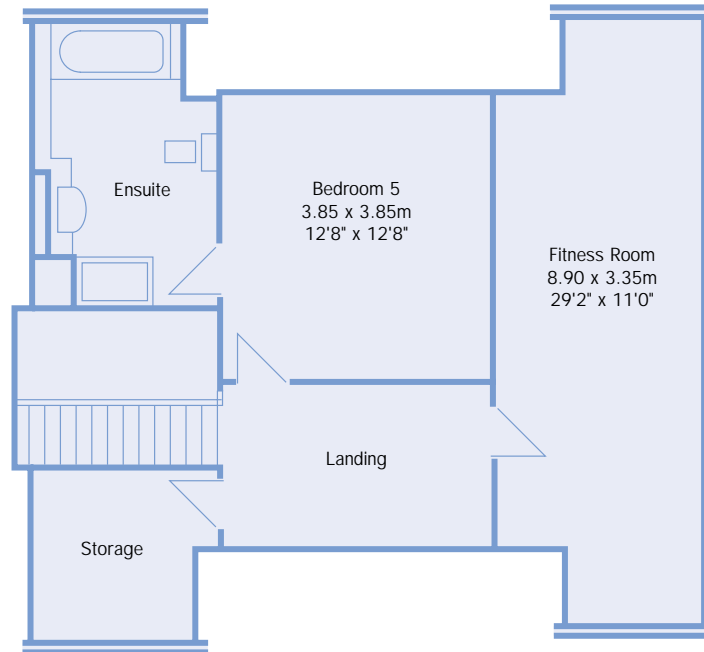
*Ground Floor*

## EAST LODGE



*First Floor*

## EAST LODGE



*Second Floor*





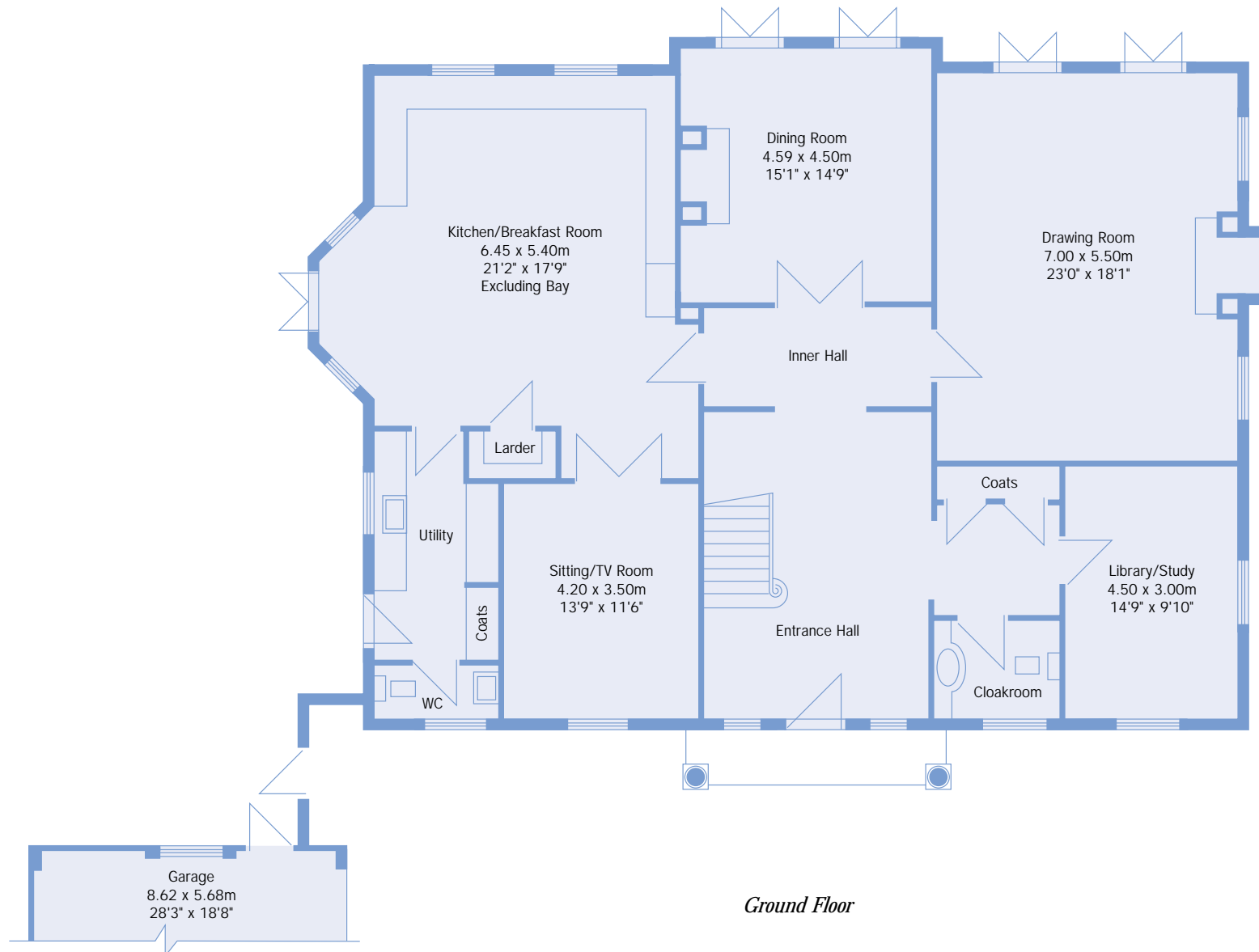
### CHELWOOD HOUSE

Magnificent entrance hall. Library. Drawing room. 2 further reception rooms. Kitchen/breakfast room. Utility room. 2 cloakrooms.

Galleried landing. Master bedroom suite with sitting area and dressing room. 5 further bedroom suites. Leisure room.

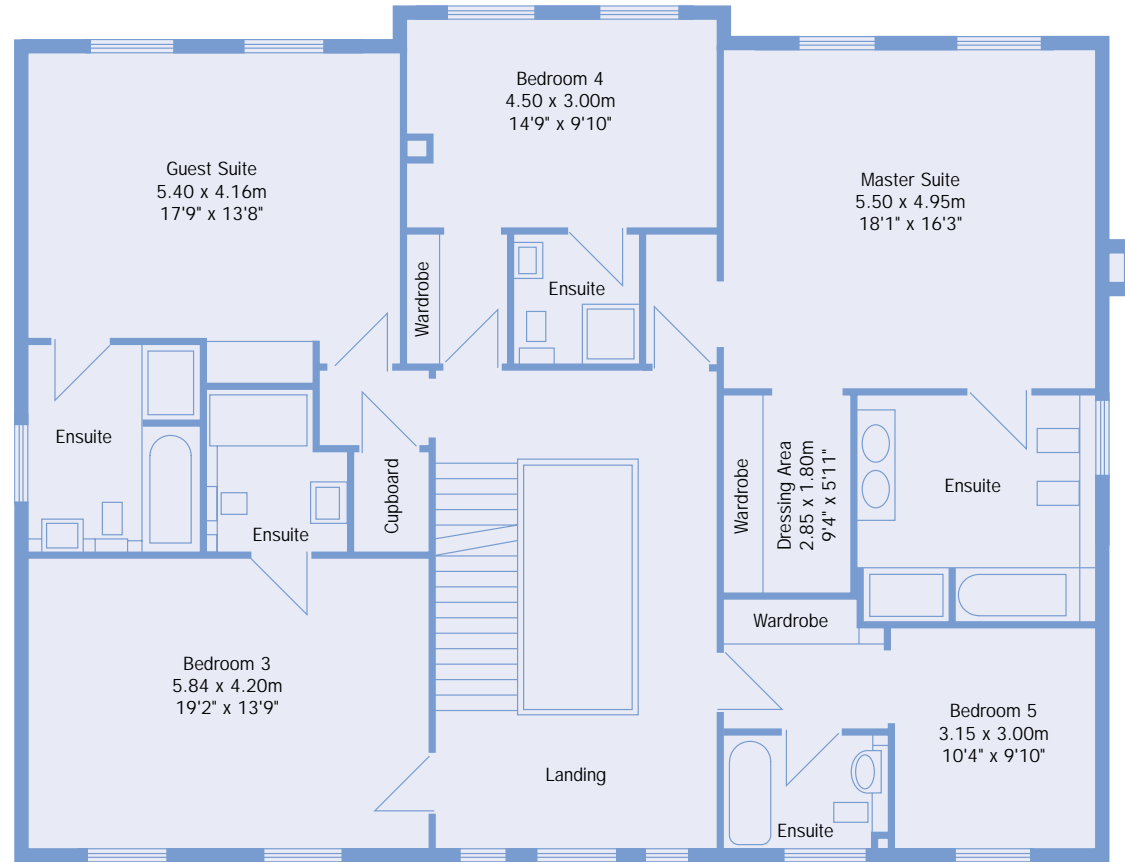
Detached triple garage and extensive parking area.

## CHELWOOD HOUSE



*Ground Floor*

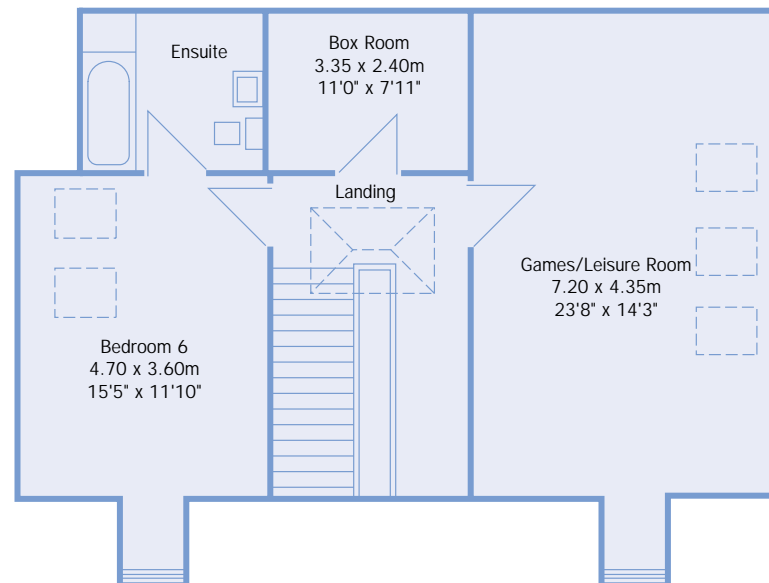
## CHELWOOD HOUSE



*First Floor*



## CHELWOOD HOUSE



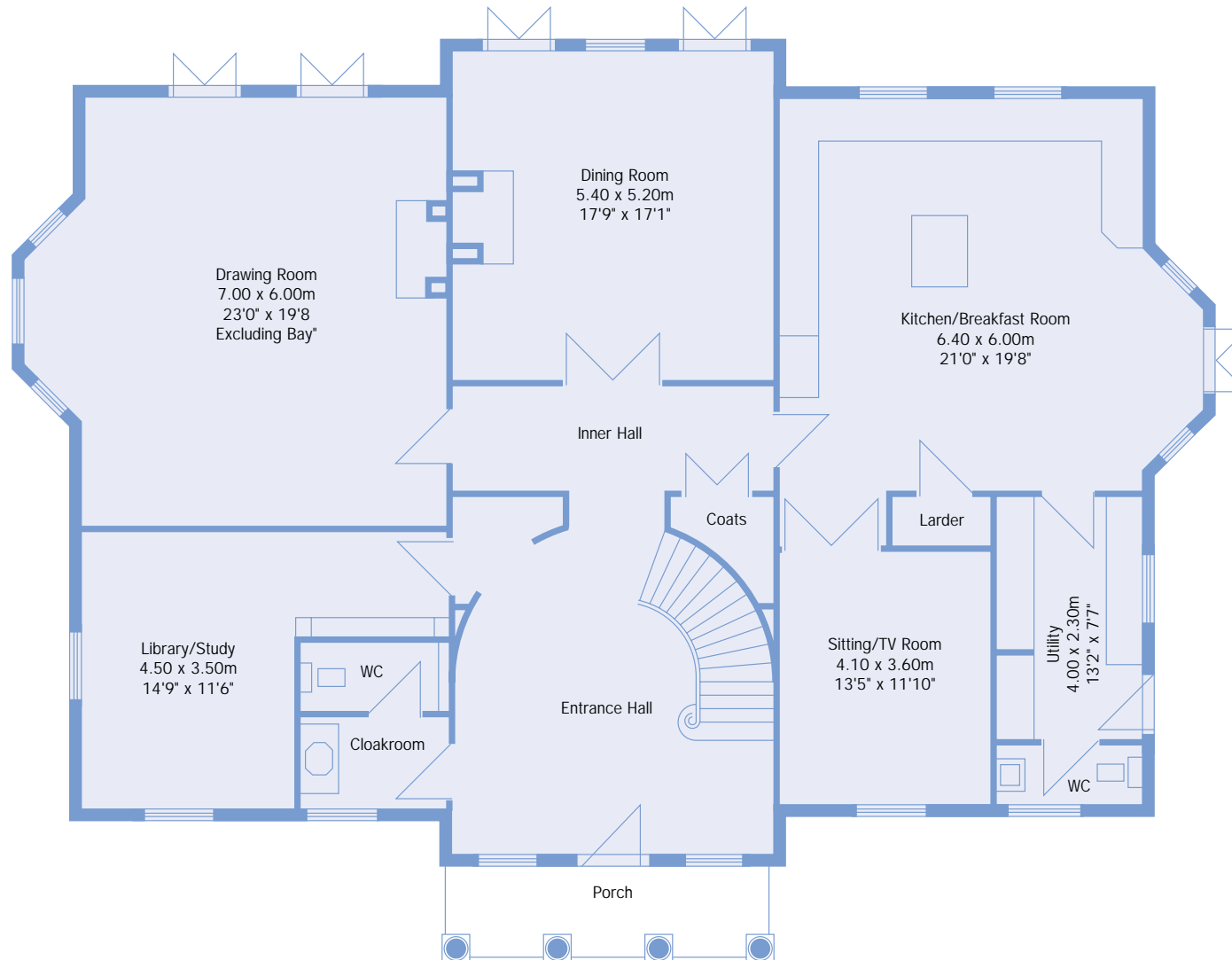
*Second Floor*



### MILE RIDE HOUSE

Magnificent entrance hall. Library. Drawing room. 2 further reception rooms. Kitchen/breakfast room. Utility room. 2 cloakrooms.  
Circular galleried landing with balcony. Master bedroom suite with sitting area and dressing room. 5 further bedroom suites. Leisure room.  
Detached triple garage with gymnasium and shower room above. Extensive parking area.

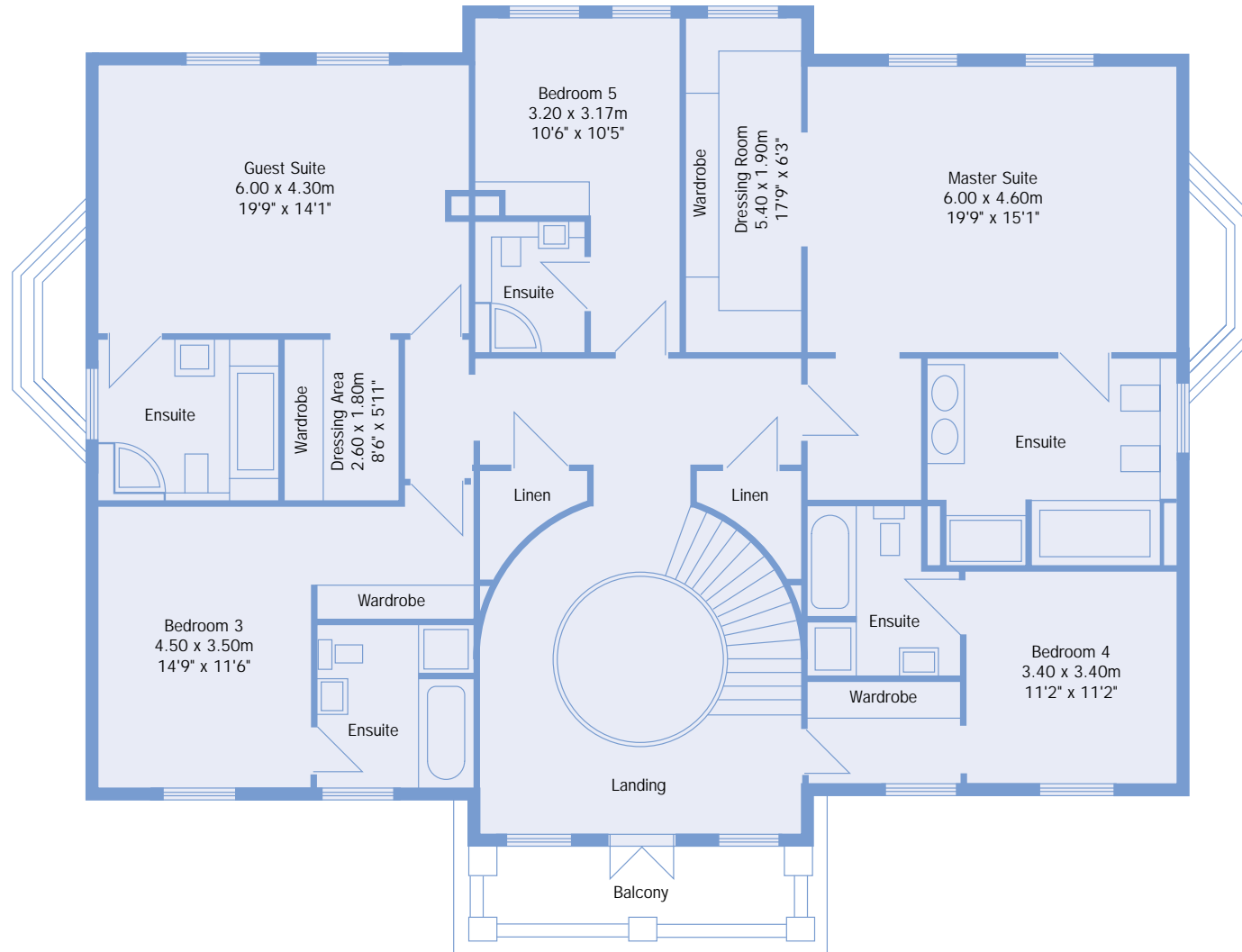
## MILE RIDE HOUSE



*Ground Floor*

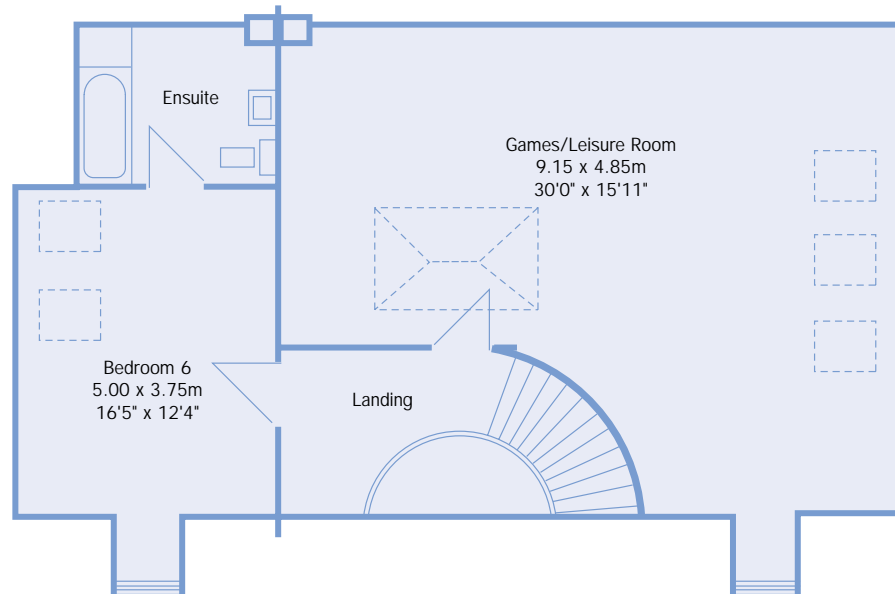


## MILE RIDE HOUSE

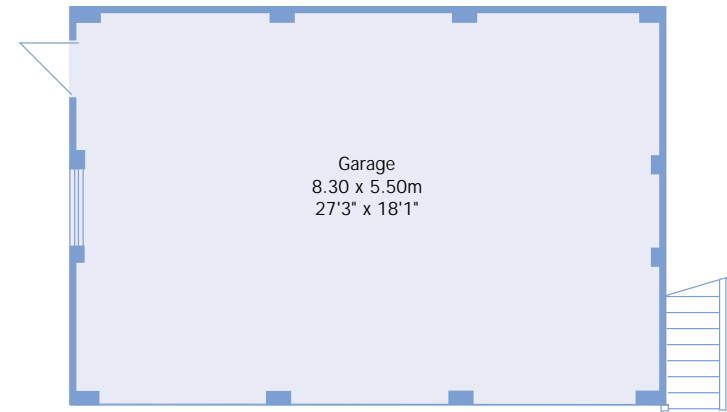


*First Floor*

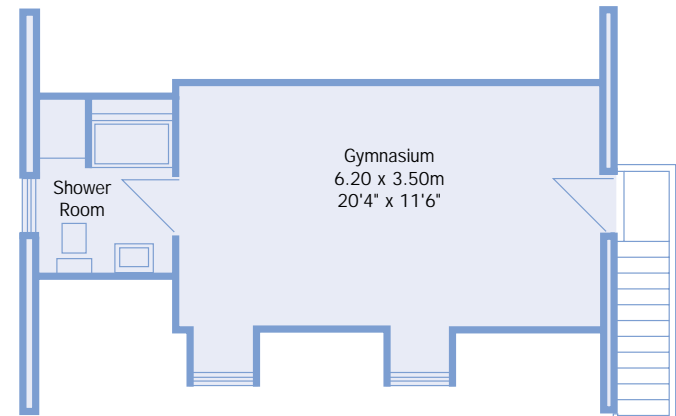
## MILE RIDE HOUSE



*Second Floor*



*Garage - Ground Floor*



*Garage - First Floor*

## SPECIFICATIONS

### GENERAL CONSTRUCTION

This development of three impressive properties is in a beautiful setting amongst mature trees. Each is traditionally constructed with stock bricks, reconstituted stone and plain 'Heathland' roof tiles. There are solid block partitions to internal walls with a dry lining finish and a proprietary reinforced concrete flooring system.

*East Lodge* has stone mullion windows, with black powder coated aluminium, double-glazed leaded light windows and security locks.

*Chelwood House* and *Mile Ride House* each have Anderson 'Tilt-Wash' sliding sash windows with high performance double glazed units, argon gas sealed with low emissivity glass. The internal finish is solid knot-free pine, painted matt white, while the external finish is low-maintenance 'Permashield'.

Each of the properties is designed and built to meet and exceed the latest Building Regulations and is protected by an NHBC Warranty against structural defects for a ten-year period following the date of completion.

### DECORATIVE FINISHES

All the properties contain special decorative finishes such as elegant cornices to all principal rooms with classical coving to all other rooms as appropriate. There is a large choice of wall paint colours, white matt finish to all internal woodwork and individually designed and handcrafted radiator covers to all principal rooms.

In addition, *East Lodge* has dado panelling and character oak strip flooring to the entrance hall, *Chelwood House* has limestone flooring to the entrance hall and cloakroom, and a handcrafted staircase with galleried landings. *Mile Ride House* also has limestone flooring to the entrance hall and cloakroom, and features a magnificent handcrafted geometric staircase, with curved landings, mahogany treads and handrails, and painted balusters.

Handcrafted oak-panelled fully fitted libraries/studies and/or Dining Rooms are also available as optional extras in all three properties.

### INTERIOR DOORS AND WOODWORK

The internal woodwork in all three properties is painted matt white. In *East Lodge*, the interior doors are classical four-panel doors, painted white; in *Chelwood House* and *Mile Ride House* there are elegant six-panel doors, also painted white.

### FIREPLACES

Each property includes handcrafted stone, marble or timber mantels from Marble Hill of Twickenham. Many other accessories such as antique mantels and mirrors are also available from Marble Hill as optional extras.

### CENTRAL HEATING

Each property has comprehensive gas-fired central heating, together with a fully pressurised 'Megaflow' hot water system. All radiators have individual thermostatic controls.







## KITCHENS

Each property includes an individually designed luxury kitchen by Clive Christian, Chalon In Chelsea or similar, incorporating island units, polished slate, granite and/or timber work surfaces, as appropriate, with a ceramic tile floor covering. The cookers are Lacanche, from their Cluny Range, with double electric ovens and gas hobs, for extra convenience. All the integrated appliances are by Miele, Bosch or similar. The American style fridge/freezers are by Amana or similar.

Other appliances included with each kitchen are a Miele coffee machine, which grinds fresh beans every time (if design dictates), Franki Atriflow taps (incorporating a water filter system), and a water softener.

Appliances such as Aga Ovens and sub-zero Refrigeration Units are available as optional extras.

## LAUNDRY/UTILITY ROOMS

Each property has a laundry/utility room containing integrated storage units and a stainless steel super-deep sink, as well as a washing machine and tumble dryer.

A second dishwasher is also available as an optional extra.

## BATHROOMS/CLOAKROOMS

Each property has classically designed bathrooms with handcrafted furniture and integrated marble and mirrors, as appropriate, with sanitaryware in white with chrome fittings, and towel warmers.

There is electric underfloor heating to all bathrooms and ceramic floor tiles.

There are luxurious Hansgrohe multi-head body jet shower systems – the ‘Lifestyle Shower System 7’ to Master Suites and ‘Shower System 2’ to all other bathrooms or shower rooms.

The Cloakrooms contain handcrafted bow-fronted vanity units with polished mahogany or marble tops.

### BEDROOMS

Each luxurious Master Suite contains an ensuite dressing room and bathroom. There are handcrafted and hand-finished fully fitted units in the bathrooms and the dressing room. Further handcrafted bedroom furniture is available as an optional extra. All other bedrooms have either ensuite bathrooms or shower rooms, with the exception of *East Lodge* where Bedroom 4 is adjacent to the family bathroom. Please see the individual property schedules for details.

### LIGHTING AND ELECTRICAL

A comprehensive and sophisticated electrical system is incorporated in each property. Each is pre-wired in selected areas for Lutron or similar infrared remote control preset lighting system.

### HOME ENTERTAINMENT AND COMMUNICATIONS

Each property is wired to accommodate the most up-to-date technology for home entertainment. A TV/FM aerial complete with distribution amplifier (Digital Terrestrial Television enabled) is installed at each of the three properties, together with a digital satellite dish and receiver connected to the distribution system.

There is also pre-cabling for various leading-edge Home Technology options as each property is wired for multi-room sound and vision control. This is a wiring system that enables distribution of hi-fi music to any of the pre-wired rooms and, additionally, control of ‘vision’ sources such as satellite, VCR and DVD, and by activating a pre-wired ‘aerial loop’ system in each house, satellite, video and DVD can be watched at any TV point. This system also supports viewing of optional CCTV cameras (security or access point cameras) on any TV attached to the system.

A ‘Home Office’ can also be supported at each property from the telephone pre-wiring, enabling the following aspects to be activated: networking of computers together, utilising the pre-wired Local Area Network cables (CAT5e standard); BT Digital services configured (ISDN or ADSL, where available, for shared high speed internet access) through the existing house telephone cable structures; and up to three lines can be accessed at each telephone socket.

The telephone wiring enables compatibility with mini telephone exchange systems that facilitate further options such as ‘paging’ and ‘intercoming’, and multi-line distribution to all telephone points.

In addition, each property contains wiring for Home Theatre Systems – wall to wall magic with stunning sound and pictures.

### SECURITY

Each property has the protection of a Nacoss-approved house burglar alarm system, together with wiring for a video link to ornate electric entrance gates and for security sensor flood lighting.

### EXTERIOR DOORS AND JOINERY

*East Lodge* has a sturdy handcrafted Gothic Arched Oak front entrance door, while *Chelwood House* and *Mile Ride House* each have beautifully handcrafted elegant six-panel front entrance doors. There are lantern lights to the second floor landing or games/leisure rooms.

All three properties have electrically operated timber garage doors.

### LANDSCAPING

Entrance to the private drives will be through secure automatic gates. Each of the private driveways will be laid with hardwearing Tegular block paving.

To the front of each property will be a low brick wall with brick piers and wrought iron railings, and each of the front gardens will be fully landscaped. Rear gardens will be laid to lawn and left ready for landscaping.

As an optional extra we are able to offer a comprehensive garden design service by PrimaFlora Design and Build.

### GARAGING

*East Lodge* has a detached double garage, while *Chelwood House* and *Mile Ride House* each enjoy a detached triple garage. In addition, the garage with *Mile Ride House* has an upper floor containing a shower room and space for a gymnasium, staff accommodation, playroom or other such usage.

**NB: The individual property specifications are held with FPD Savills of Windsor.**





## DIRECTIONS

Exit the M4 at junction 6 towards Windsor and follow the A332 Relief Road to the end. At the roundabout take the third exit (straight across) into Imperial Road, proceed to the traffic lights at the end and turn right onto Winkfield Road.

Go straight across the next roundabout and continue past Legoland going straight across that roundabout. Proceed up the hill and again straight across the next roundabout.

At the next peanut shaped roundabout take the second exit towards Sunningdale (B383) and turn right at the bottom of the hill into Watersplash Lane, opposite entrance gates to The Great Park. Follow the road to the end and turn right onto Cheapside Road.

Mile Ride will then be found on the right hand side after about half a mile.

**Clarification:** The information contained within these particulars is given without responsibility on the part of FPD Savills or their clients. The particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances referred to are approximate and not precise. Photographs are not necessarily comprehensive or current. It should not be assumed that the property has all necessary planning, building regulation or other consents. FPD Savills has not tested any services, equipment or facilities.



CROFT HOMES

Croft Homes Developments Limited is a company dedicated to building individual homes to the highest traditional standard of British craftsmanship. The choice of each component is thoroughly researched, and must be both durable and aesthetically pleasing. Tradesmen are carefully selected and supervised. The management team have over 35 years of experience between them in building beautiful homes.

SELLING AGENT



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