

Directions

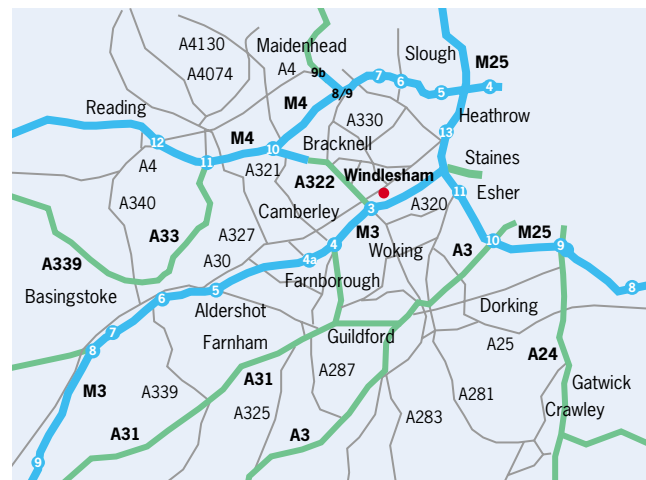


FROM SAVILLS

From our offices in Sunningdale, turn left onto the London Road (A30) and follow the signs for Bagshot or Camberley. After approximately two miles turn left into School Road (just past the 'Windmill Pub' and turning to the B3020 on the right hand side and 'Mings' Chinese restaurant on the left). Continue down School Road which becomes Kennel Lane as you get further into the village and pass the Windlesham Village Hall on the right hand side. As you pass the Recreational Park (Field of Remembrance) on the right hand side, turn left into Pound Lane. Proceed down Pound Lane and as the road straightens out, the entrance to St. John's Cottage is about half way down on the right hand side.

FROM M3, JUNCTION 3

Head towards Lightwater/Bracknell, turn left at the traffic lights (no right turn allowed) and loop back to the traffic lights around the roundabout on New Road. Stay in the right hand lane and continue over the traffic lights along New Road into Windlesham Village. At the junction with the Half Moon Pub, turn right onto Church Road. Pass the Church and down the hill then turn left into Pound Lane. St. John's Cottage is the first house on the left hand side as you proceed up the road.



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 40 years of experience between them in building beautiful homes.

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01344 295375

Mount Lodge London Road Sunningdale
Berkshire SL5 0EP



St John's Cottage



POUND LANE
WINDLESHAM
SURREY



St John's Cottage

POUND LANE WINDLESHAM SURREY GU20 6BP



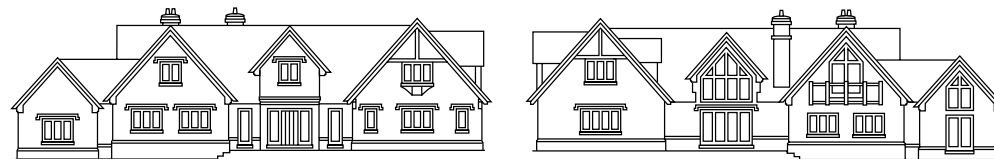
Magnificent entrance hall. Drawing room. Dining room. Kitchen opening to vaulted family room. Utility room. Cloakroom.

Games/entertainment room. Study/bedroom 5 with ensuite.

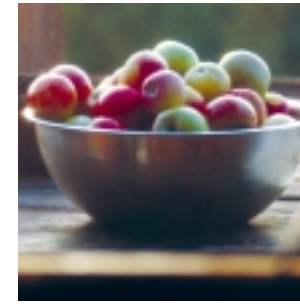
Galleried landing. Master bedroom suite with vaulted bedroom and balcony, dressing area and ensuite bathroom.

Bedroom 2 with ensuite. 2 further bedrooms. Family bathroom.

Detached double garage block incorporating garden room, boiler room and WC. Staircase to spacious first floor area.



Location



The fertile meadowland around Windlesham, located on the north-western fringes of Surrey, probably attracted the first settlers. Today, the greenbelt that surrounds it, and its setting in beautiful heathland similarly makes Windlesham a desirable and much sought after location for those searching for a home with rural charm.

There is a picturesque mix of village buildings. Attractive Victorian and Edwardian cottage style properties make up much of the village centre, plus a few thatched cottages. The leafier parts of Pound Lane and Updown Hill house substantial detached family properties.



Shops and restaurants can be found in the village centre. The nearest supermarket is at Sunningdale with further shopping amenities available at Bracknell or Camberley.

Windlesham is an archetypal Surrey village, with a strong sense of community spirit with its drama societies, fetes and fairs. There is attractive surrounding countryside such as Windsor Forest which stretches out away to the west and travelling in the opposite direction takes you onto Chobham Common. There is a privately managed arboretum with pleasant walks near the Half Moon pub, which along with The Brickmaker's Arms and The Bee, make the village something of a real-ale haven.

Sports fanatics can exercise their passions at various energy levels, with a prestigious golf club (and the pub golf society at The Bee) and a well supported running club based in the village. Nearby Bracknell has more extensive facilities, including a dry ski slope. There is an Arts Centre at South Hill Park and if you've got a hat and fancy a flutter, Ascot is just up the road.

The village schools, including the award winning Windlesham Infant School, are well regarded and over subscribed. A good selection of state and private school options can be found in the surrounding area.

The village is well connected for transport routes by car, with the M3 (J3), providing easy access to Heathrow Airport (15 miles), Gatwick Airport (34 miles) and Central London (25 miles). M4 (J10), 11 miles, M25 (J12 or J11), 8 miles. Commuters can get good train connections to London Waterloo from Sunningdale train station which is just 3 miles from Windlesham village (Waterloo in 50 minutes direct), or from Virginia Water train station which is 6 miles from St John's Cottage (Waterloo in 45 minutes direct).



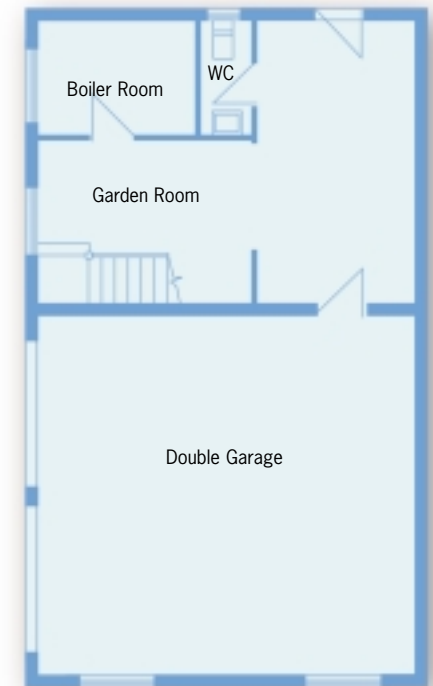


Ground Floor

Main Entrance Hall	6.99 x 6.09m	22'11" x 20'0"	Games/Ent Room	6.74 x 3.70m	22'1" x 12'1"
Drawing Room	6.09 x 4.94m	20'0" x 16'2"	Sudy/Bedroom 5	4.60 x 3.20m	15'1" x 10'6"
Dining Room	4.43 x 3.97m	14'6" x 13'0"	Ensuite	2.30 x 1.42m	7'7" x 4'8"
Kitchen	6.20 x 4.39m	20'4" x 14'5"	Utility Room	4.60 x 3.70m	15'1" x 12'1" (Max)
Family Room	5.40 x 4.84m	17'8" x 15'10"	Cloakroom	2.21 x 2.45m	7'4" x 8'0"

Garage Block

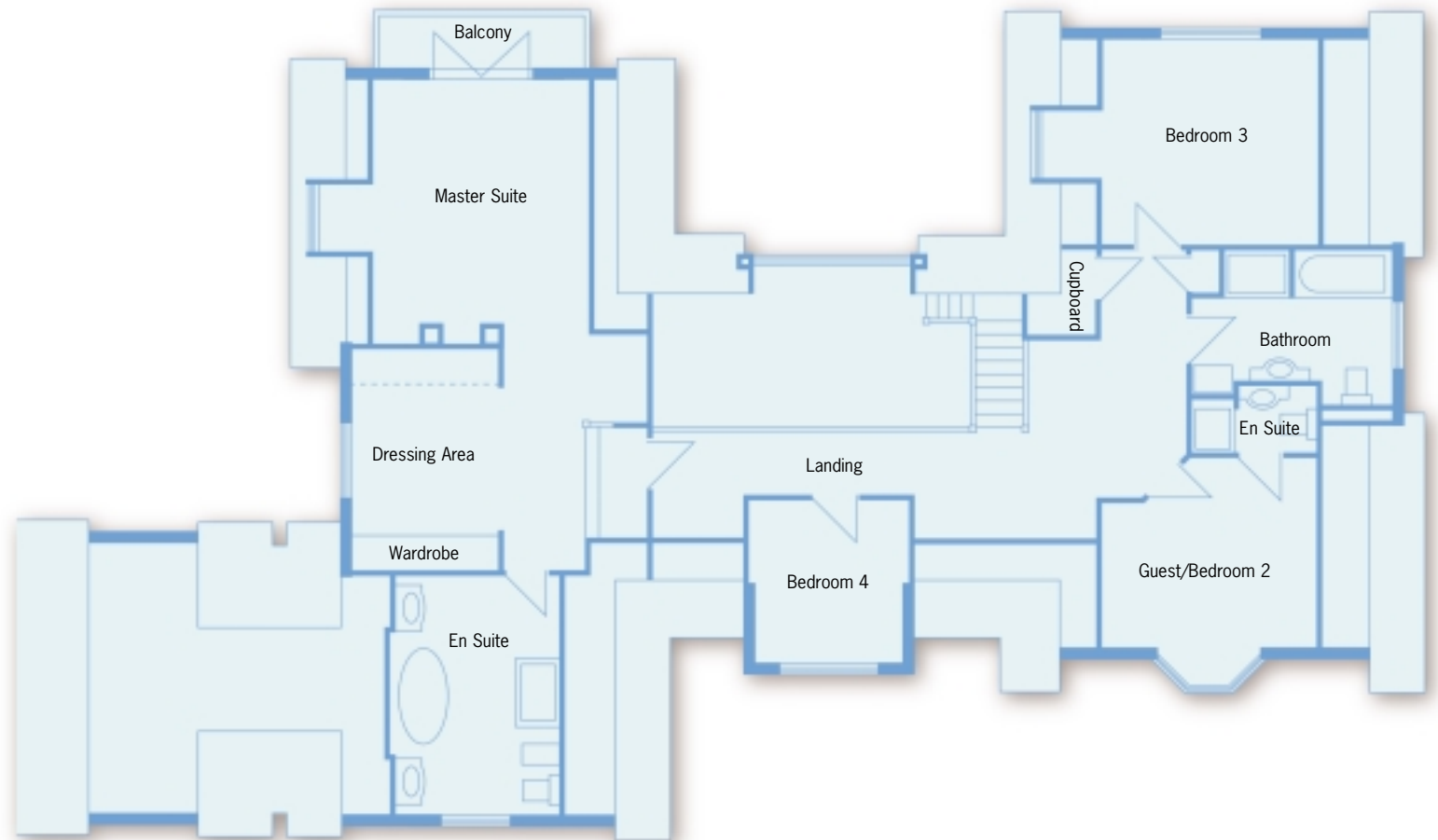
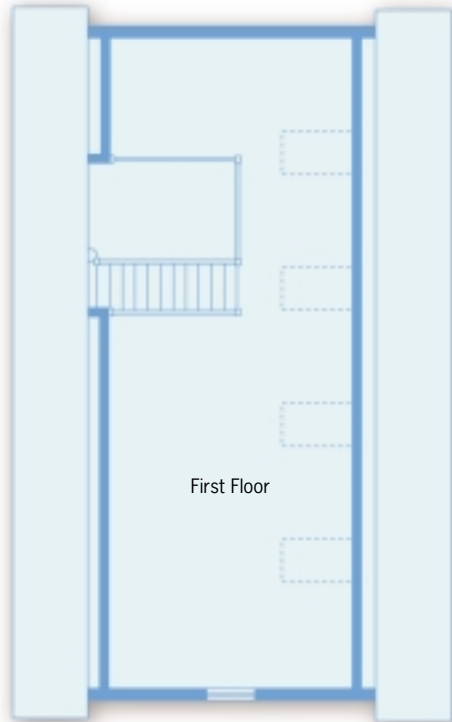
Double Garage	7.06 x 6.50m	23'2" x 21'4"
Garden Room	4.80 x 2.70m	15'10" x 8'11"
Gardener's WC	2.00 x 1.00m	6'7" x 3'4"
Boiler Room	2.00 x 2.60m	6'7" x 8'6"
First Floor	11.50 x 4.30m	37'8" x 14'1"



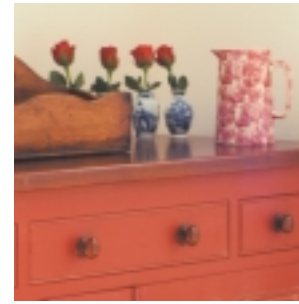


First Floor

Master Suite	4.00 x 4.94m	13'1" x 16'2" (Min)
Dressing Area	5.81 x 3.97m	19'1" x 13'0"
Ensuite	3.10 x 4.39m	10'1" x 14'5" (Max)
Guest/Bedroom 2	4.10 x 3.25m	13'6" x 10'8"
Ensuite	2.40 x 1.35m	7'11" x 4'5"
Bedroom 3	4.10 x 3.70m	13'6" x 12'1" (Min)
Bedroom 4	2.82 x 2.70m	9'4" x 8'11"



Specifications



General Construction

This unique development is set within mature gardens of over one acre in size surrounded by open green belt countryside. The building is traditionally constructed with stock bricks, reconstituted stone embellishments and plain 'Heathland' roof tiles. The property has Anderson high performance windows and casement doors throughout. These combine a practical external finish ('Permashield') that is low maintenance with the beauty of oak stained solid, knot free, pine to the interior.

Entrance to the property is through a handcrafted solid oak door. There are concrete floors to all areas and dry lined walls and ceilings. Stunning vaulted ceilings combined with bespoke window designs to entrance hall, master bedroom and family room provide enhanced feeling of space and light. Internal doors to ground floor and landing are high quality oak veneered finish and the staircase is solid oak with carpeted treads.



The property is designed to meet or exceed the latest Building Regulations and is protected by an NHBC Warranty against structural defects for 10 years following the completion date.

Heating

An efficient gas fired central heating system providing underfloor heating to ground floor and thermostatically controlled radiators to first floor and garage rooms with a pressurised unvented hot/cold water system throughout. All first floor bathrooms have thermostatically controlled electric underfloor tile heating.

Lighting & Electrical

A comprehensive and sophisticated electrical system has been designed and installed to the property for safety and flexibility. Lighting schemes have been designed for all rooms incorporating mixes of central lights, wall/feature lights, downlights and 5 amp lamp sockets. The kitchen, family room, entrance hall, landing and master suite have been fitted with Lutron lighting control. All other principal areas are pre-wired for optional upgrade to Lutron, allowing you to create and recall lighting scenes with the multi-scene preset lighting controls (both touch and infra-red controlled).

Decorative Finishes

The property contains special decorative finishes such as elegant cornices to all principal rooms and classical coving to other rooms as appropriate on the ground floor. The property includes three fireplaces with choice of stone, marble or timber mantels from Marble Hill of Twickenham (P.C. Sum). Many other coordinating accessories, such as gas conversions, antique mantels or mirrors are also available as optional extras.

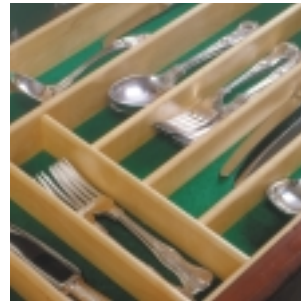
The front entrance hall is tiled with natural limestone or similar flooring. There is ceramic or porcelain floor tiling to kitchen, laundry room and all bathrooms and stone worktops to vanity units. All other rooms to the ground floor will be laid with Junckers or similar solid oak T & G flooring with carpeting to staircase and first floor areas.

Home Technology and Entertainment

The property is wired to accommodate the most up-to date equipment for home technology and entertainment. The pre-cabling allows for various leading edge Home Technology options with wiring for multi room sound and vision control. This enables distribution of hi-fi music to any of the pre-wired rooms and, additionally, control and distribution of vision sources such as Satellite and DVD. The system also supports viewing of optional CCTV cameras (security or gate entry cameras) on any TV. The Games/Entertainment room is wired for a 5.1 home theatre system with provision for plasma screen – wall to wall magic with stunning sound and pictures.

A 'Home Office' is also possible with the structured telephone and Local Area Network (CAT5e star wired) pre-wiring to a central point. This could enable networking of computers (sharing files and broadband internet services) and advanced telephone functions such as a PABX with internal calling/intercom and multiple lines. The garage block has been wired to allow links to the systems of the main house.

The property is wired to allow for easy installation (avoiding the external routing of cables) of TV/FM aerial and/or satellite services.



Kitchen

The property contains a handcrafted freestanding style solid wood kitchen by Chalon of Chelsea incorporating island unit, timber and granite work surfaces with ceramic or similar tile covering to the floor. The incorporated dual fuel range cooker is from the Britannia collection. Other built in appliances by Miele. Appliances such as AGA ovens are available as optional extras.



fitted with high specification security locks and lockable windows where permitted.

Entrance to the property and gardens will be through sturdy, electronically operated timber gates with keypad or RF controls and audio entry control system. This can be optionally upgraded to a video entry system and/or CCTV.

Laundry Room

The property contains a comprehensive laundry room with integrated storage units, stainless steel superdeep sink, washing machine and tumble dryer. There is space for additional deep freeze or refrigeration storage.

Bathrooms/Cloakroom

The bathrooms are themed with either classical design or bold statements. The sanitaryware by Kohler provides a high quality blend of traditional and contemporary themes across the rooms, combined with handcrafted bespoke bathroom furniture in walnut, maple and wenge finishes as design dictates. Chrome fittings are used throughout. Each room contains water heated towel warmers and underfloor heating.

Security

The property benefits from a NACOSS approved house burglar alarm and zone Identifying fire alarm system. Both systems are optionally upgradeable to external telephone link for remote monitoring (such as Redcare). The garage block is pre-wired for an optional extra burglar alarm. All external doors are

Garaging

The property features a large detached garage block with garaging for two cars and electrically operated doors. The block further provides for a Plant Room, Garden Room and Gardener's WC with staircase leading to an open plan versatile first floor space.

Landscaping

Driveway will be finished with shingle laid between granite sets. The areas adjacent to the house will be hard landscaped with ornate terrace and paths. The front gardens will be part landscaped with the rear garden laid to lawn around the terrace areas. The boundary to the additional grounds will be hedged and left as paddock area.

As an optional extra a comprehensive garden design service including swimming pool, water features etc is available by Prima Flora Design & Build.

A limited choice of finishing and extra cost options are available subject to build programme.

A comprehensive specification is held with Savills of Sunningdale

