



Bodens Ride, Ascot, SL5 9LE

Guide Price £25,000,000 Freehold

A SIMPLY STUNNING, TECHNOLOGY-RICH, 9-ACRE COUNTRY ESTATE

Comprising close to 15,500 Sq Ft and arranged over two floors the stunning, generously proportioned, technology-rich main building houses: six bedroom suites - kitchen/family room with orangery - messy kitchen - laundry room - dining room - drawing room - study - games room - cinema room - chill-out room or 1st floor dining room - library area - health suite (featuring a gym - swimming pool - swimming pool - sauna - steam room & jacuzzi) -lift.

Within its generous 9 acres, Bodens Country Estate offers: - A gatehouse - Garage for up to four vehicles (with room for a further 14 in the external courtyard - Staff lodge with two ensuite bedrooms, kitchen & laundry facilities - Stables and backroom for two horses, plus storage - Outdoor 20 metre swimming pool & pool house equipped with full kitchen, dining/lounge area, showers & WC - 1250 meter perimeter path ideal for walking/jogging - fitness area - tennis court - formal lawns and natural lake.





LOCATED IN THE HEART OF ROYAL BERKSHIRE, SURROUNDED BY 2,600 ACRES OF UNTOUCHED CROWN ESTATE LAND

Bodens Country Estate is a private, gated residence established within nine acres of secluded land in the heart of Royal Berkshire, enjoying stunning views along the 18th fair-way of the prestigious Swinley Forest Golf Course and surrounded by 2,600 acres of untouched Crown Estate Land.

Accessibility:

The estate is sited just 3.3 miles from Ascot, providing rail-links London Waterloo. Whilst by road, Windsor is 8.8m, the M25 10.5m and Heathrow T5 13.3m (approx distances).

- **A brand new country estate situated in 9 Acres of private land**
- **Six bedroom suites**
- **Separate staff house comprising 2 bedrooms**
- **Indoor & outdoor swimming pool**
- **Cinema, gym, tennis court and a run tract stretching the perimeter of the estate**
- **Stables**
- **Security gatehouse, pool house & garages**
- **Overlooking the prestigious Swinley Forest Golf Course**

Bodens Ride





BODENS COUNTRY ESTATE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 12146 SQ FT- 1128.40 SQ M
 STAFF/GARAGE AREA: 1617 SQ FT- 150.20 SQ M
 STABLE AREA: 1181 SQ FT- 109.70 SQ M
 POOL HOUSE AREA: 469 SQ FT- 43.60 SQ M
 GATE HOUSE AREA: 75 SQ FT- 7.0 SQ M
 TOTAL AREA: 15488 SQ FT- 1438.90 SQ M



FOR ILLUSTRATION PURPOSES ONLY
 THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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