

**Bournebridge House
Holyport.
Berkshire SL6**

**Offers invited
in the region of £3,500,000**

To arrange a Private Viewing please contact:

Edward Redstone : 07974 577602 or Paul Childs : 07788 870336



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Substantial Country House in 4 Acres

Prime Berkshire Location with Significant Potential

Offers invited in the region of £3,500,000









Offering generous accommodation and a peaceful, secluded setting, the property presents a rare opportunity to create a bespoke country residence in one of Berkshire's most desirable locations.

The house offers significant scope to enhance and add value, with the potential to develop a truly exceptional private home .

Ideally positioned for access to London, Heathrow Airport, and renowned landmarks including Windsor Castle and Ascot Racecourse.

A unique opportunity to acquire a large-scale property with land, privacy, and outstanding long-term potential.

The Property also benefits from planning permission to build an additional house in the grounds



Note : Artists Impression

Development Potential

Main House

The Main house is in generally in good condition but would benefit from updating .

The flexible accommodation offers purchasers the opportunity to create a beautiful home suited to their own personal preference and lifestyle

Coach House

The current coach house is in need of renovation but is structurally sound. It can be developed into an additional 2-bedroom apartment and 3 car garage with mezzanine. Total 1900sq.ft.



Permitted Development

There is Permitted Development rights to build -
– an indoor pool, gym as well as a 3-car garage.

There is planning consent fully approved to demolish the current coach house to build a new 3500 sq.ft home in a 0.6-acre parcel of the land















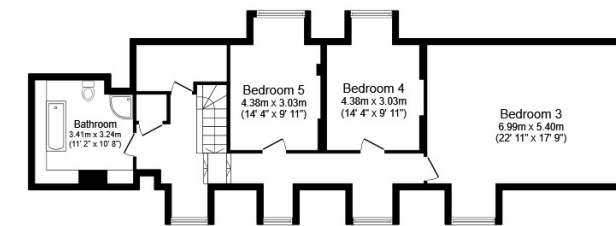
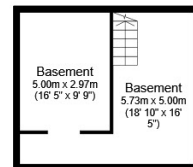
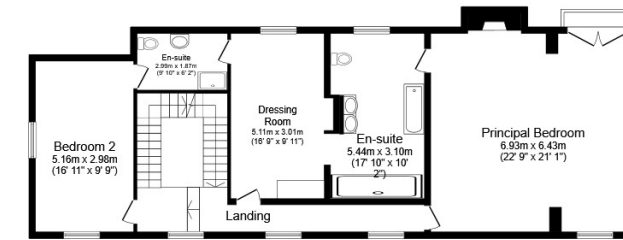
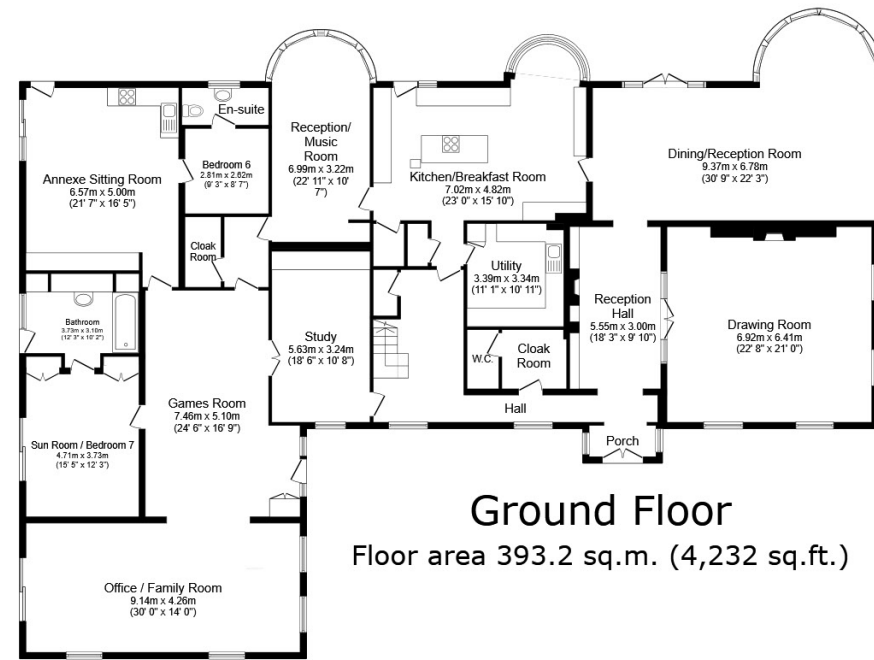








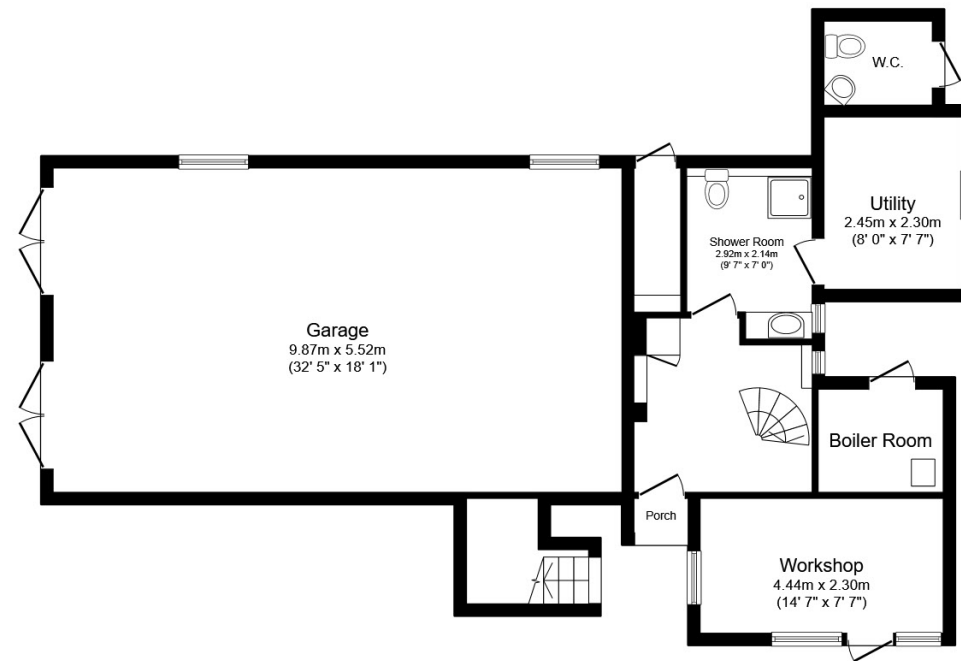
Bournebridge House FloorPlan



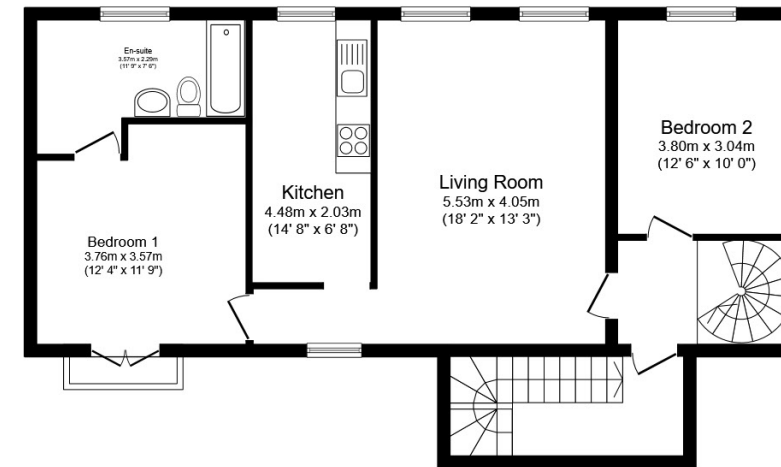
Total floor area: 643.2 sq.m. (6,923 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Bournebridge House Coach House Floor Plan



Ground Floor
Floor area 99.7 sq.m. (1,073 sq.ft.)



First Floor
Floor area 79.1 sq.m. (852 sq.ft.)

Total floor area: 178.8 sq.m. (1,925 sq.ft.)

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