



Roundwood

Windlesham, Surrey

CHARLIE FISHER

ROUNDWOOD, SUNNINGHILL ROAD, WINDLESHAM



Details

PROPERTY PROFILE

Roundwood is an exquisite Victorian residence, dating back to the 1870s, featuring elegant late-Georgian design. With its grand double-fronted façade, pillared entrance, and tall sash windows, this home embodies a timeless grandeur.



Set within expansive and secluded grounds, Roundwood is approached via wrought iron gates leading to a sweeping driveway. The grounds include pretty woodland with meandering pathways, colourful shrubberies, and formal gardens with extensive lawns and a pergola draped in wisteria. The raised sun terrace is ideal for summer entertaining, framed by the house's grand façade adorned with lilac and white wisteria.

Roundwood exudes the warmth and charm of a country estate, enjoyed by generations. This rare and private home offers two storeys of refined living space, with four principal reception rooms and nine bedrooms on the first floor. The adaptable layout offers potential for a ground floor annexe or the creation of bedroom suites, while the substantial attic provides further possibilities, subject to planning.

Every detail of Roundwood has been lovingly maintained to preserve its period charm. The house boasts high ceilings, ornamental cornicing, intricate plasterwork, and original carved fireplaces throughout. Entering through a grand front door, you're welcomed into an impressive reception hall with a beautiful period staircase leading to a galleried landing, lit by a stunning roof lantern.

Location

THE NEIGHBOURHOOD

Roundwood is perfectly situated for easy access to Central London, Heathrow, and Farnborough airports, as well as excellent local schools, leisure amenities, and prestigious events. The surrounding area is home to boutique shops, fine dining at Michelin-starred restaurants, and world-renowned sporting events such as Royal Ascot and the PGA Championship at Wentworth.



Roundwood
Sunninghill Road
Windlesham
Surrey, GU20 6PP



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The principal reception rooms, bathed in southern light, are perfect for entertaining or relaxed family living. The drawing room, with its floor-to-ceiling bay windows, provides sweeping views of the gardens.

The adjacent library is a formal space with oak panelled walls, a herringbone floor, and an open fireplace, reflecting the house's history.

The family room is bright and spacious with double-aspect views and French doors opening to the sun terrace. Meanwhile, the dining room offers a refined setting for both casual and formal dining, with display cabinets and fitted alcoves creating an elegant backdrop.

The kitchen is a bright, airy space with bespoke cabinetry, a central island, and views over the front of the property. Fitted with integrated appliances and granite worktops, there's also space for a breakfast table.

Adjacent is an office with fitted cupboards and a lockable wine store, leading to the informal areas of the house, including a second staircase and rear entrance.

Upstairs, the sweeping staircase leads to a half landing, branching off to five bedrooms and two bathrooms. The upper landing, featuring a central roof lantern, offers attic access and leads to four generously sized bedrooms.

The master suite, with its L-shaped design, boasts stunning views over the grounds and woodland, extensive wardrobes, and an en-suite bathroom.

A guest bedroom with en-suite, two further double bedrooms, all with fitted wardrobes and period fireplaces, complete the accommodation.

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The Estate



Additional Properties

- **The Lodge:** A characterful detached Victorian lodge with three bedrooms, currently let on an assured short-hold tenancy.
- **The Bungalow:** A single-storey home adjoining the stable and garaging, offering two bedrooms and versatile living space.
- **The Cottage:** A detached house used as staff accommodation, featuring two bedrooms and private gardens.
- **The Coach House:** Originally built alongside Roundwood, the two-storey Coach House offers potential for further living space.
- **The Dairy & Outbuildings:** Including a charming octagonal store room, garages, greenhouses, and stables, these buildings offer significant potential for conversion, subject to planning.



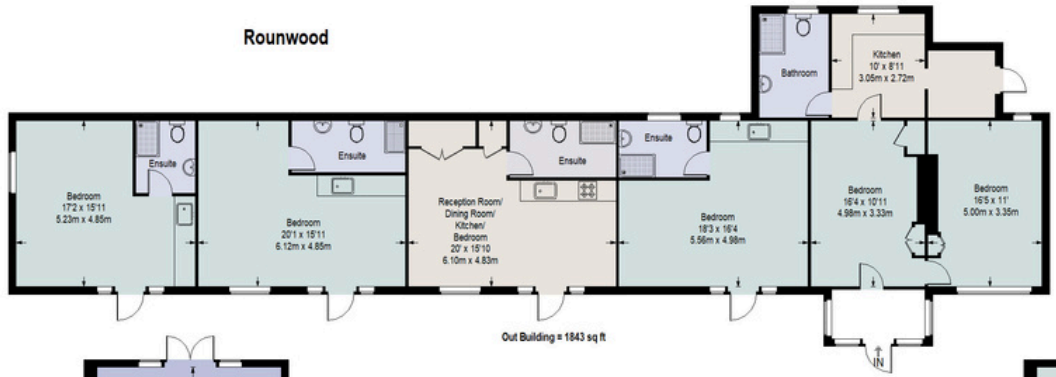
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F&P

Roundwood



Out Building = 1843 sq ft



Ground Floor = 521 sq ft



First Floor = 448 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 3500 sq ft / 325.15 sq m
 FIRST FLOOR = 3276 sq ft / 304.34 sq m
 OUT BUILDING = 1843 sq ft / 171.21 sq m
 Total = 8619 sq ft / 800.71 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (0307409)

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