



Bodens Ride, Ascot, SL5 9LE

Guide Price £25,000,000 Freehold

Bodens Ride

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

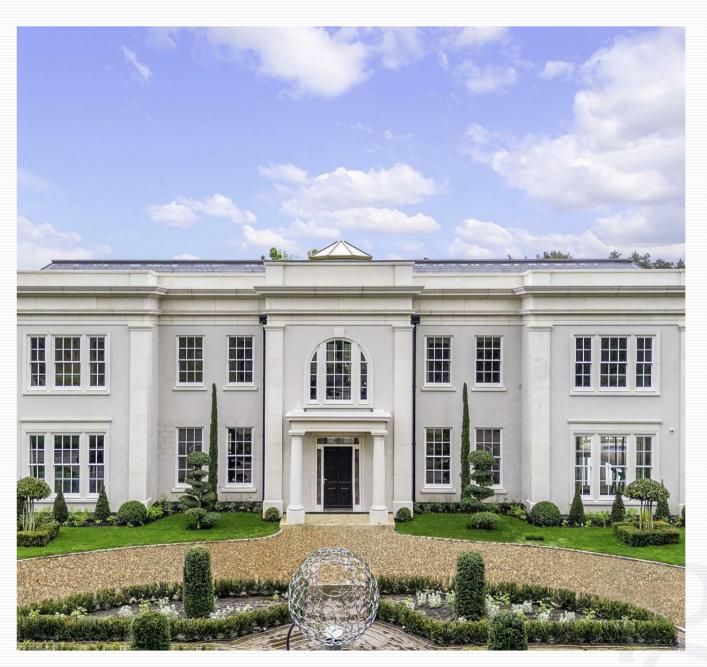
Comprising close to 15,500 Sq Ft and arranged over two floors the stunning, generously proportioned, technology-rich main building houses: six bedroom suites - kitchen/family room with orangery - messy kitchen - laundry room - dining room - drawing room - study - games room - cinema room - chill-out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

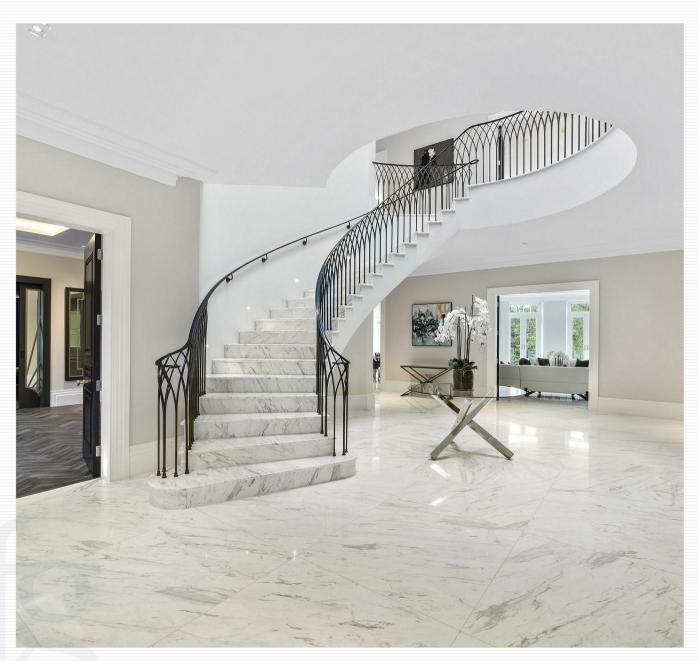
Within its generous 9 acres, Bodens Country Estate offers: - A gatehouse - Garage for up to four vehicles (with room for a further 14 in the external courtyard - Staff lodge with two ensuite bedrooms, kitchen & laundry facilities - Stables and backroom for two horses, plus storage - Outdoor 20 metre 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.











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

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BODENS COUNTRY ESTATE APPROXIMATE GROSS INTERNAL FLOOR AREA: 12146 SQ FT- 1128.40 SQ M STAFFIGARAGE AREA: 1617 SQ FT- 192.09 SQ M STABLE AREA: 1618 SQ FT- 192.09 SQ M POOL HOUSE AREA: 469 SQ FT- 43.00 SQ M GATE HOUSE AREA: 75 SQ FT- 73.50 M TOTAL AREA: 15488 SQ FT- 1438.90 SQ M STAFFIGARAGE STAFFIGARAGE POOL HOUSE

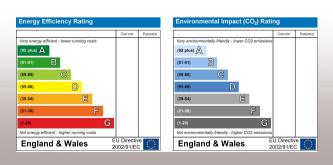
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ANY MARKS MAGRIFICATION OF GRANCES GOUTDED AND PROPROMINATE AND DEVOLUDION TO SE USED TO VALUE A PROPERTY ONE THE TEMS OF A CONTRACT.

FIRST FLOOR

Fuller Gilbert

GROUND FLOOR

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part and 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



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