



Swan Lane Park, Ascot, Berkshire

One of the most elegant homes on the edge of Windsor Great Park in a spectacular setting.

Summary of accommodation

Galleried reception hall | Drawing room | Dining room | Sitting room | Study | Artist’s studio Kitchen/breakfast room

Seven bedroom suites | Second floor sitting room

Indoor swimming pool complex | Tennis court | Garaging | Three bedroom staff lodge | Staff flat

Spectacular landscaped parkland gardens with magnificent lake | Japanese water garden
Serpentine garden | Formal lawns and mature arboretum

In all about 25.5 acres (10.32 ha)

Distances

Ascot 2 miles, Windsor 6 miles, M3 (J3) 5 miles, M25 (J13) 5 miles,

Heathrow 12 miles, Central London 23 miles

(All distances and times are approximate)



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Historical note

Swan Lake Park once formed part of the Royal Estate and was, during the nineteenth century, a hunting lodge for the Royal Family. Many of the trees planted within the grounds are believed to have been planted by individual members of the Queen Victoria's family, two in particular support plaques commemorating their planting by the then Prince and Princess of Wales in 1866. More recently, HM Queen Elizabeth II, the Queen Mother, added a further tree again commemorated by a plaque in May 1991.

The original estate passed to the Horlick family earlier this century and Colonel Horlick, chairman of the beverage company, was responsible for the massive planting of azaleas and rhododendrons whose range and variety is a special feature of the property. During the current ownership there have been extensive restoration and improvement works to the grounds creating a stunning setting for this striking home.







Swan Lake Park

Swan Lake Park is undoubtedly one of the most impressive and elegant houses in this much sought-after area.

The main house is entered via a semi-circular portico, supported by Doric columns to the galleried reception hall with Italian marble flooring and sweeping staircase. The entrance hall gives access to the main reception rooms, each of which have been individually styled and excellent for entertaining. The elegantly proportioned drawing room features glazed French windows overlooking and opening onto the terrace and formal gardens beyond. The dining room is a focal point with marble flooring, open fireplace and French doors to gardens and lake. The kitchen is a light east-facing room with a range of fitting units, modern appliances and is a great vantage point to enjoy views over the lake.

Accessed on the ground floor is the indoor swimming pool complex which is an impressive room with Doric columns, mosaic tiled heated pool and fully glazed sliding windows overlooking a wide terrace and lawns beyond. There is an adjoining gymnasium area and changing facilities.

The house is also well suited to family living with bedroom accommodation arranged over two floors. On the first floor is the impressive principal bedroom suite is a wonderfully light room with extensive views to the South and East. This bedroom features four sets of French windows two with direct access to balconies. There is an attractive arch which leads to the fitted dressing room beyond which is the luxuriously appointed en suite bathroom. On this floor there are 3 further bedrooms suites. On the second floor there are a further 3 bedroom suites, a large sitting room and there is access to the staff flat with separate bedroom, sitting room and bathroom.

Both internally and externally, enormous attention has been paid to detail and all of the reception rooms and bedrooms are well-proportioned and have spectacular views across the beautifully manicured gardens and lake to the breath-taking woodland avenues beyond.

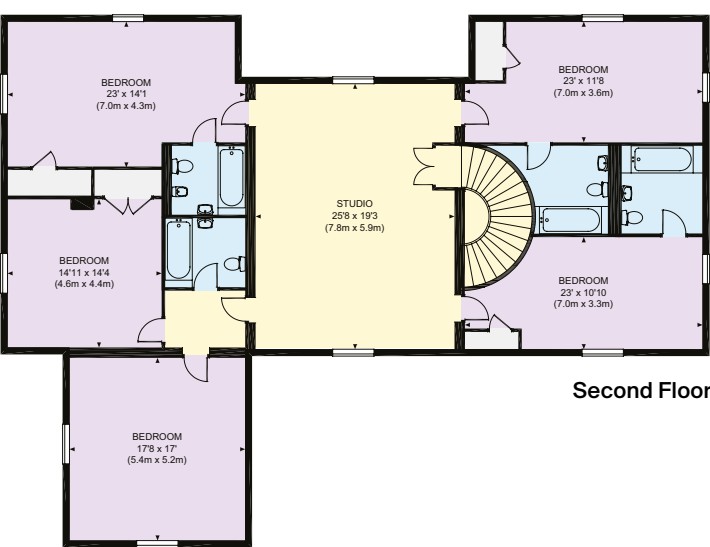
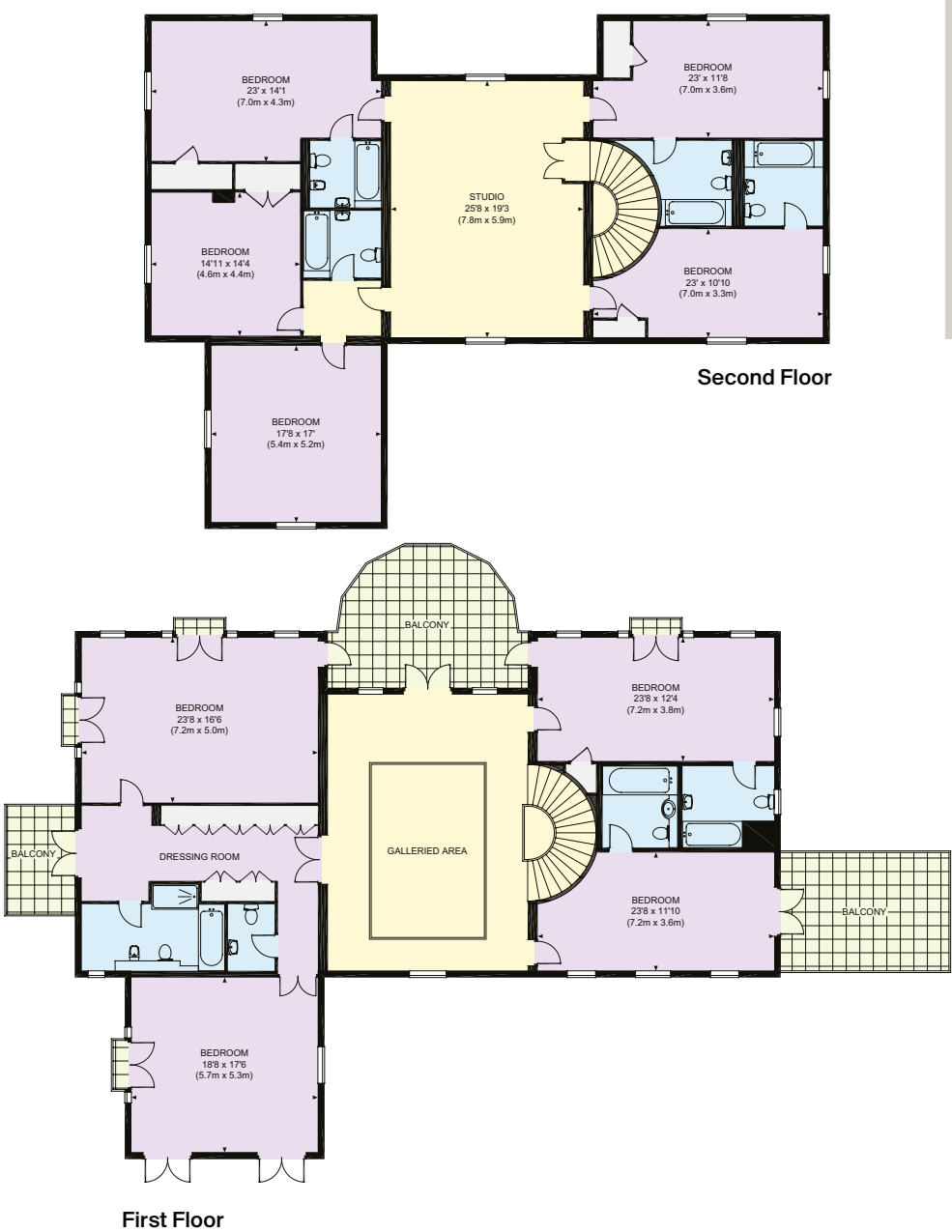
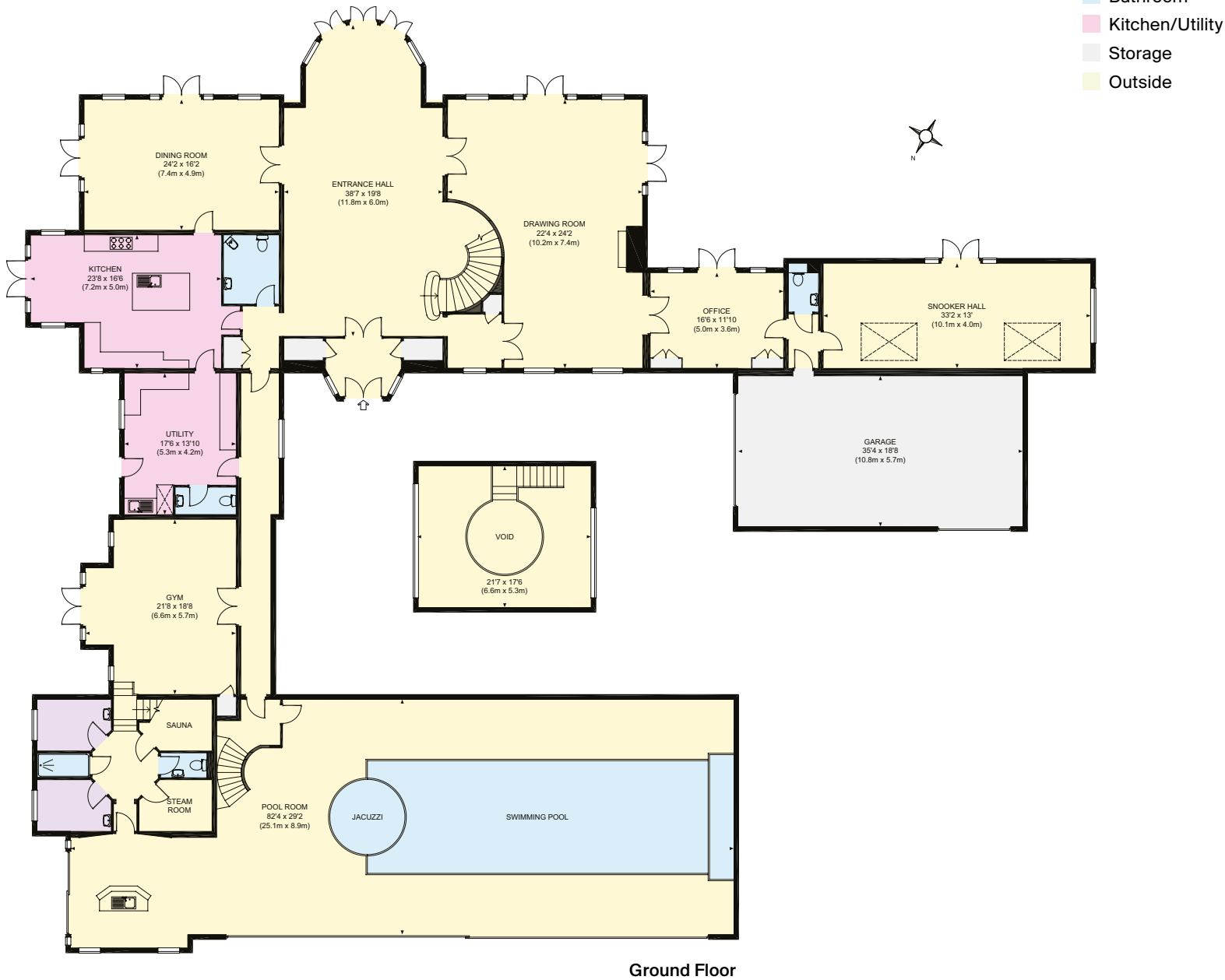




Swan Lake Park

Approximate Gross Internal Floor
Area 13,130 sq ft / 1,219.7 sq m
Outbuildings: 995 sq ft / 92.4 sq m
Total: 14,125 sq ft / 1,312.2 sq m

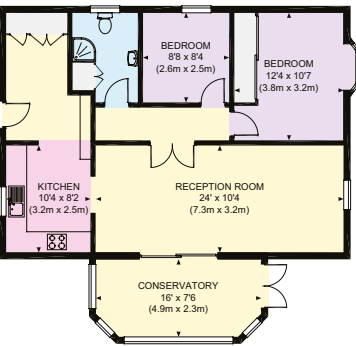
This plan is for guidance only and must not be
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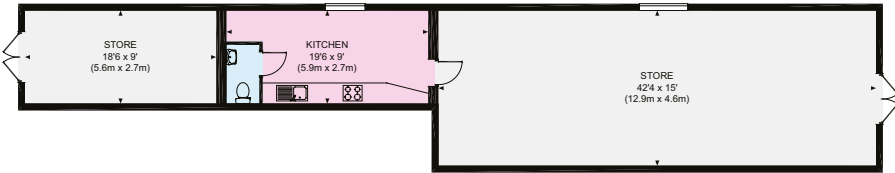
Swan Lake Lodge

Situated to the East of the main house and approached by a spur from the drive or by a separate pair of wrought iron gates, arranged over a single floor Swan Lake Lodge comprises of: entrance hall, kitchen, sitting room/dining room, 3 bedrooms and a bathroom. Next to Swan Lake Lodge there is also a single garage beyond which is a 32' x 16' machinery store.

Swan Lake Lodge



Outbuildings





Gardens and grounds

Swan Lake Park sits in beautiful parkland gardens which extend in all to approximately 25 ½ acres. These are some of the most spectacular gardens in the area and provide a fabulous setting for the house.

Approached from Mill Lane beside Windsor Great Park and Virginia Water, electric wrought iron gates with tall piers open onto a sweeping gravel driveway which weaves through extensive rhododendron gardens past the garaging (with space for 3 cars) and into a wide courtyard at the front of the house.

Accessed from the main reception rooms there is a large entertaining terrace which in turn leads to the formal lawns. The gardens lead South, uphill through three distinct formal avenues of maple, golden and blue cypress. These avenues lead South, East and West into extensive mixed woodland incorporating orchards, rhododendrons and azalea walks.





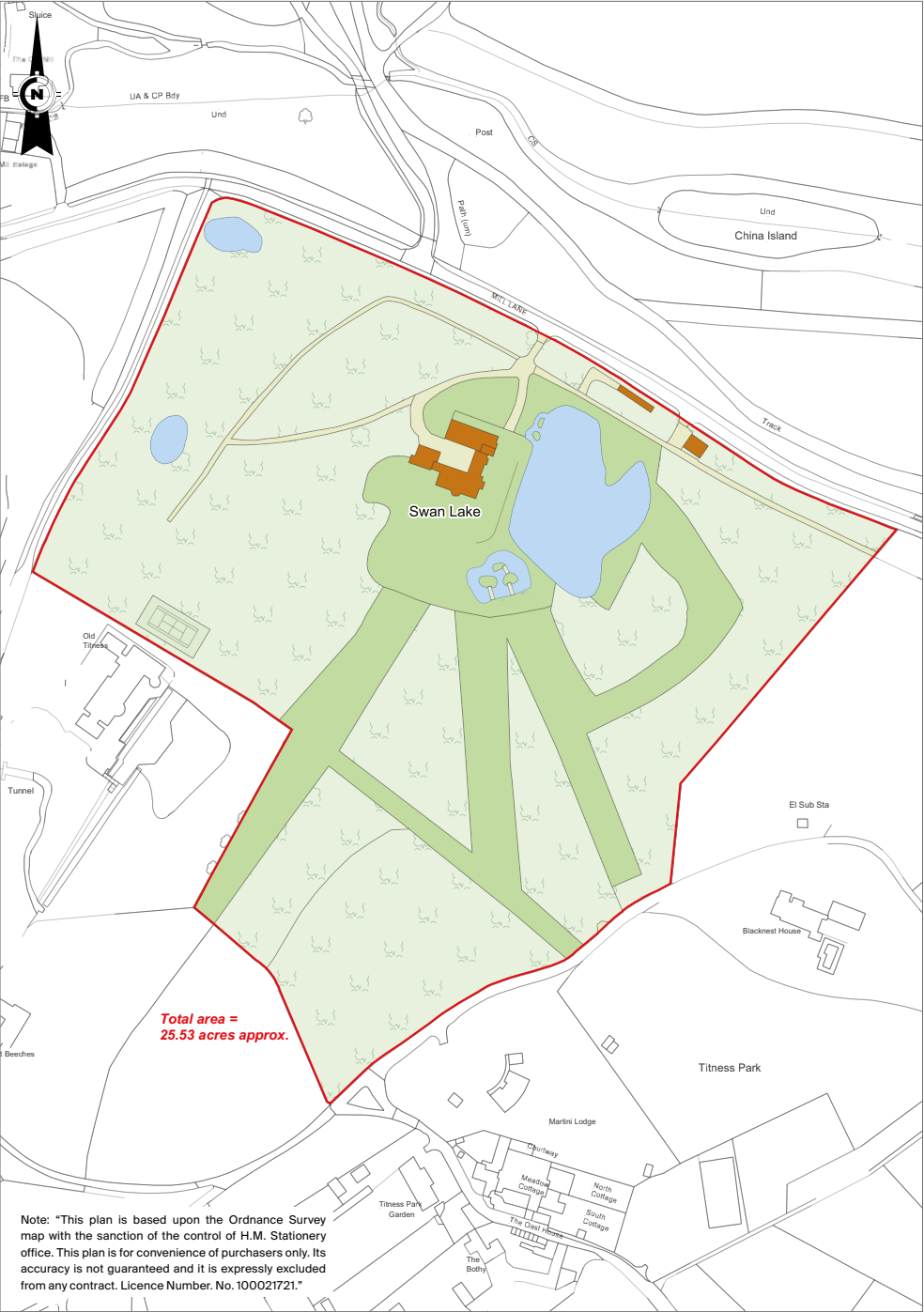


East of the house is the formal lake extending to just over an acre surrounded by rhododendrons, willow and colourful shrubs and herbaceous borders. Within the lake are two small islands and adjoining is a further lake with three islands. To the West approached by formal paths through further rhododendron beds, is the charming Japanese garden with stepping stone paths around a secluded pond with bridges to a central island, overlooked by a timber framed pagoda.

Other highlights include the brook, serpentine and woodland garden beyond which is the all weather tennis court. The house, gardens and lake are all floodlit creating a magical feel in the early evening.

Services

Our client informs us that Swan Lake Park and Lodge are connected to mains water, electricity and drainage.



Property information

Tenure: Available freehold
Local Authority: Royal Borough of Windsor and Maidenhead Council Tax: Band H
EPC Rating: TBC
Guide Price: £25,000,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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