

**RASHLEIGHS, DARLINGS LANE, MAIDENHEAD, SL6 6PD**

**FOR SALE**



- **Rare opportunity to acquire a magnificent property that hasn't been on the market for over 60 years**
- **Fabulous Renovation or Redevelopment Project**

**ALPS GROUP**  
COMMERCIAL PROPERTY AND  
REGENERATION SPECIALISTS

- **Set in extensive grounds extending to c4.5 acres**
- **Located near hundreds of acres of National Trust Land**
- **Excellent Schools in the area**
- **Situated on a quiet no-through road**

## Location

The property is located on Darlings Lane, close to the village of Pinkneys Green, just west of Maidenhead Town Centre. It is ideally situated for commuters as it's a short drive to major road links to the M40 and M4 motorways.

Maidenhead Train Station is 3 miles from the property which offers a direct service to London Paddington with journey times from 20 minute and when the new high speed Crossrail service is running it will link Maidenhead with Heathrow Airport and have direct links to Central London.

There are excellent schools in the area including Sir William Borlase Grammar and Holyport College

With a golf course, indoor swimming pool, Cinema, many pubs and restaurants and hundreds of acres of National Trust Land close by for walking its an ideal location.

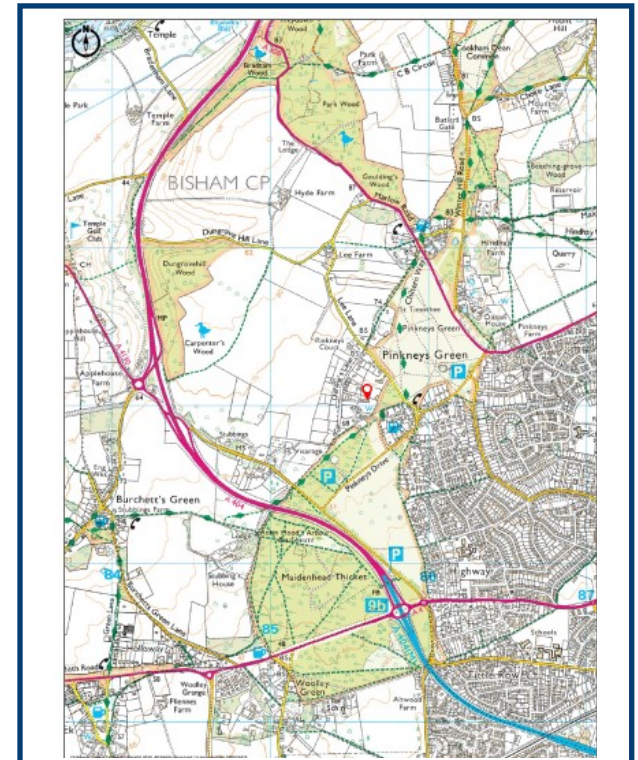
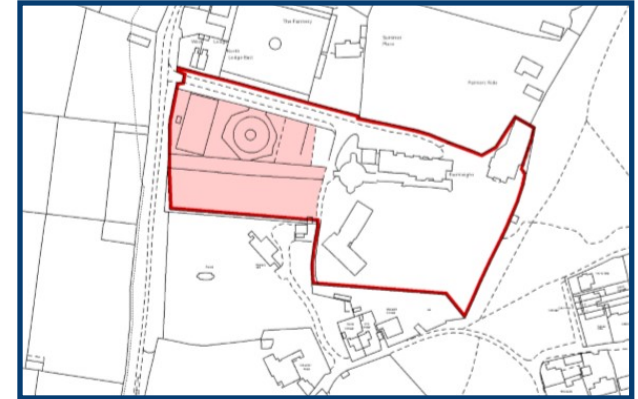
## Property History

The property was originally built as principle residence for Dr. Rashleigh around 1900, whose family can be traced back to the days of Sir Frances Drake and the Spanish Armada. It was a private home until World War II when it was acquired by The Home Office. The property was subsequently purchased by Nestle in 1956 and developed in the 1960s and 1980's as a residential training centre. The main house was sympathetically converted maintaining many of its original features.

## Property Description

Set in approximately 4.5 acres of well maintained gardens which retain many of their original trees and features including an apple orchard.

The property is surrounded by farms, lush meadows and walking trails maintained by the National Trust.







The Main House is set over 4 floors including basement and approximately extends to the following

Main House	1,123 sq m	(12,087sq ft)
Garage	124 sq m	(1,334 sq ft)
Accommodation Block	671 sq m	(7,222 sq ft)
The Training Centre	525 sq m	(5,651 sq ft)

## Planning

As a residential training centre the property is classified as C2—Residential institution. Its use could therefore be changed without planning permission to any other use within the same use class for example; residential care home, hospital or boarding school , but interested parties should make enquiries with the local planning authority regarding any proposed uses.



## External Description

Externally there are approximately 4.5 Acres enclosed with trees and chain link fencing. There is a block paved driveway leading to a gravel car parking areas.

With a patio on the south elevation of the Main House together with pond a tennis court and putting green linked via pathways.



## Guide Price

Offers invited in the region of £7.0m

## Tenure

Freehold with vacant possession on completion.

## Services

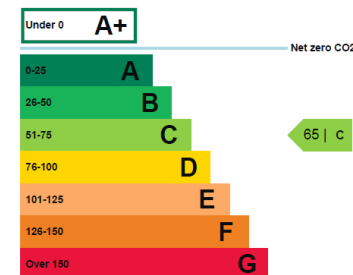
Mains electricity, Water , Gas and drainage are connected

## Local Authority

The Local authority for this property is The Royal Borough of Windsor and Maidenhead.

## EPC

Main House EPC Rating — C



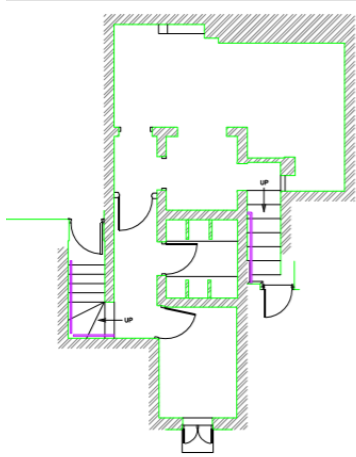
Garage EPC Rating — D

Accommodation Block EPC Rating - C

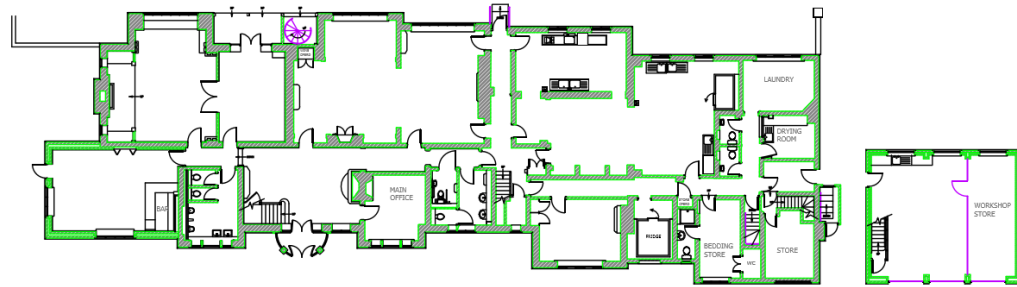
The Training Centre EPC Rating - D

## Floor Plans

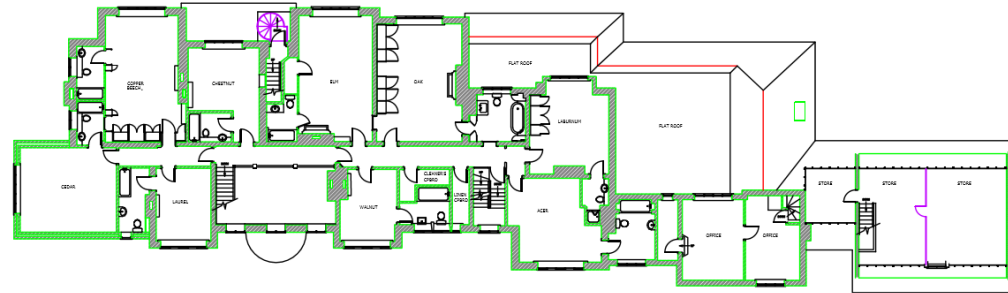
### Main House Basement



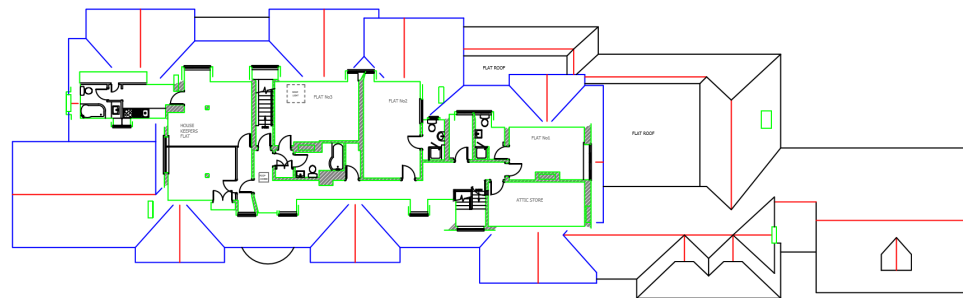
### Main House Ground Floor



### Main House First Floor

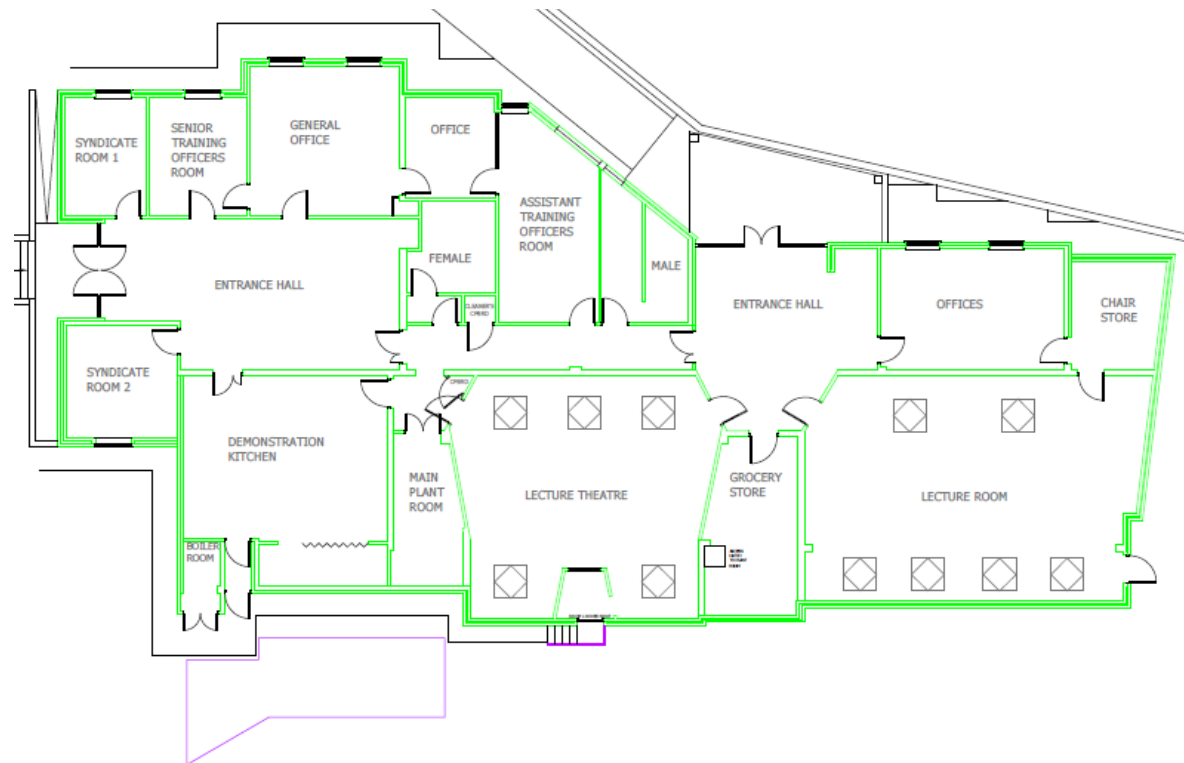


### Main House Second Floor



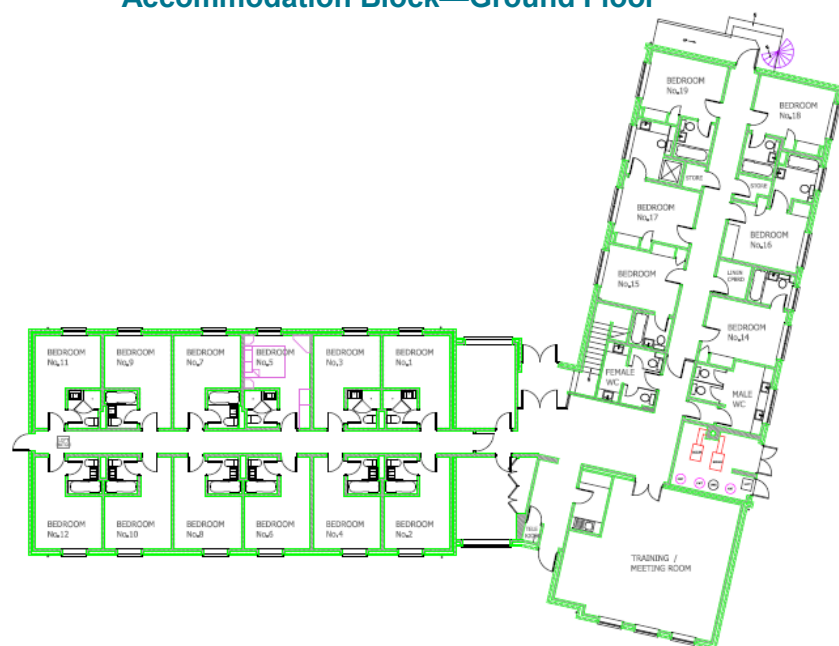
## Floor Plans

### Training Centre Ground Floor

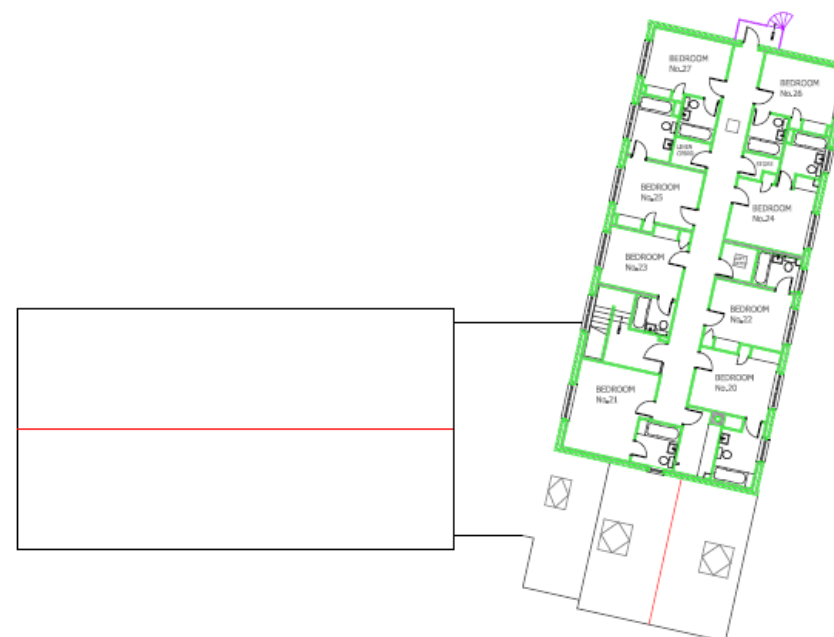


## Floor Plans

Accommodation Block—Ground Floor



Accommodation Block—First Floor



**Viewing** Strictly by appointment with Alps Group

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