



Novello House  
Ryehurst Lane | Binfield | Berkshire | RG42 5QZ

FINE & COUNTRY

# NOVELLO HOUSE



*Novello House is a beautiful family home sitting in over 7 acres of land in one of the most desirable, quiet roads in Binfield. With over 3700 sq ft of space in the main house, there's a separate newly renovated 2 bedroom cottage, cinema room, gym, swimming pool, tennis court, pool room, outside bar, sauna and a separate office complex and stables. In total Novello House offers circa 9000 sq. ft. This really does represent an extremely exciting and unique opportunity just 45 mins drive and 25 minutes by train from the centre of London with Heathrow Airport being only 13 miles away.*



## Ground Floor

The front door opens to an entrance hall which in turn opens onto a magnificent drawing room with original oak beams, a huge inglenook fireplace and feature spiral staircase. Off the drawing room is a unique dining room with bar area. The kitchen is of a double aspect and affords fantastic views of the garden. Completing the ground floor is a separate utility room, library, utility room, downstairs shower room and substantial living room.









# SELLER INSIGHT

**“**Nestled within seven acres of glorious gardens and grounds, and boasting around 9,000 square feet of luxurious living and entertaining space is Novello House, a magnificent country home that occupies a sought after location in the beautiful Berkshire countryside. Parties by the pool, sports in the paddocks and film screenings in the cinema room... family life at Novello House has been nothing less than magical for the current owners. Over the past twenty-eight years they have watched their sons grow up here, marked special birthdays and family celebrations, and they have created somewhere truly idyllic to relax, work and simply enjoy spending time together.

"We believe the house dates back to the 1960s, but with features such as the huge inglenook fireplace, beams, oak doors and beautiful curved staircase, it looks and feels so much older," says the owner. "During our time here we've enhanced it further to ensure it provided exceptional modern day comfort, while at the same time retaining its unique character. We've completely renovated the kitchen/breakfast room and added huge patio doors so that outside is also inside for many months of the year. We also made sure every bedroom had a bath or own shower room, and we created a huge television room where our boys were able to entertain their friends. It really is a gorgeous family home and one that's incredibly conducive to entertaining, and of course we also have the cottage, which has its own self-contained accommodation, which could be ideal for a second family or guests seeking their independence."

"Everyone who comes here says the property has the 'wow factor', both inside and out," continues the owner. "With its paddocks and stables it's the perfect equestrian property, and some of the other stables have been converted into a games room, a cinema and gym, there's also a substantial entertaining barn, and we rebuilt a former hay barn to make a suite of offices, ideal for anyone wanting to run a business from home. The gardens are a haven for wildlife, the extensive grounds have been enjoyed by the whole family, and our boys had the most idyllic upbringing here and were able to hone their sporting skills out in the paddocks – one of them went on to become an England rugby star!"

"Our favourite room is our kitchen/breakfast room, definitely the heartbeat of the house! Having brought up two 6'4" sons, who have many friends, the kitchen has always been the meeting place, with the added attraction of food of course! Cooking is a large part of our lives as each one of the family can make different recipes, with much fun, laughter and banter – some clearing up better than others, even though we have two dishwashers – and the large central island beside the breakfast area with seating for 8/10 means we can entertain a whole crowd with plenty of space for all."

It's so peaceful here that you feel as if you are in the middle of the countryside, when really it's so easy to travel into London, as well as to Ascot, Windsor and Bracknell, and the motorways and airports are quick to reach. It's a place that offers the best of both worlds."

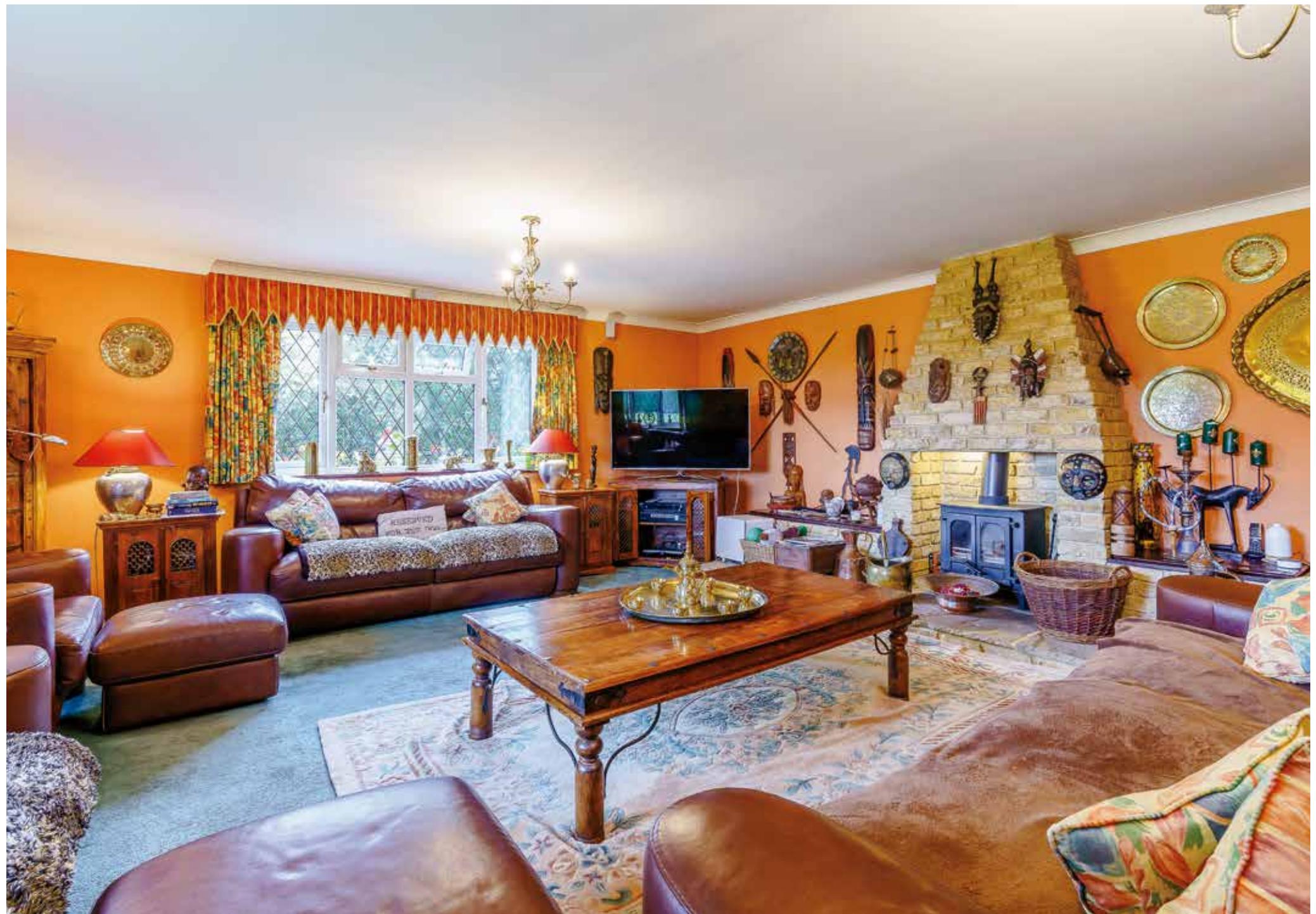
We have so many wonderful memories of our time spent here at Novello House. Celebrating our son's 30th birthday with 250 people, holding charity hog roasts in the stable yard, watching the Olympics on television while having drinks with our friends at the garden bar, and seeing our sons learn to drive in the paddocks. However, one of my favourite memories will be of sitting in the hot tub, whilst thick snow lay on the ground outside, and then relaxing by a roaring log fire all in the garden room."

"This is such a wonderful area to live in and this house is such an incredible family home," says the owner. "I know someone else will enjoy it as much as we have. It really has been my oasis."\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



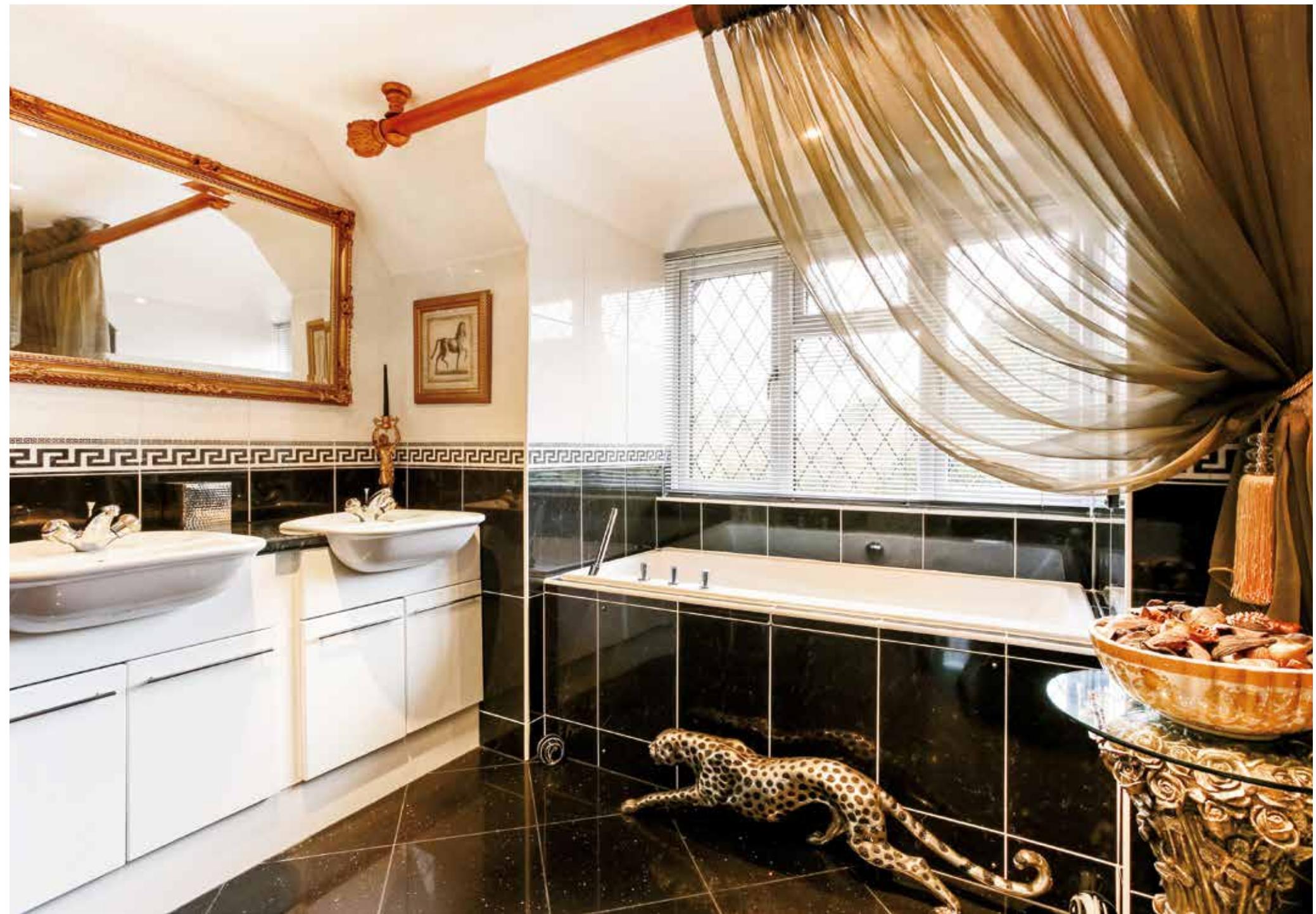


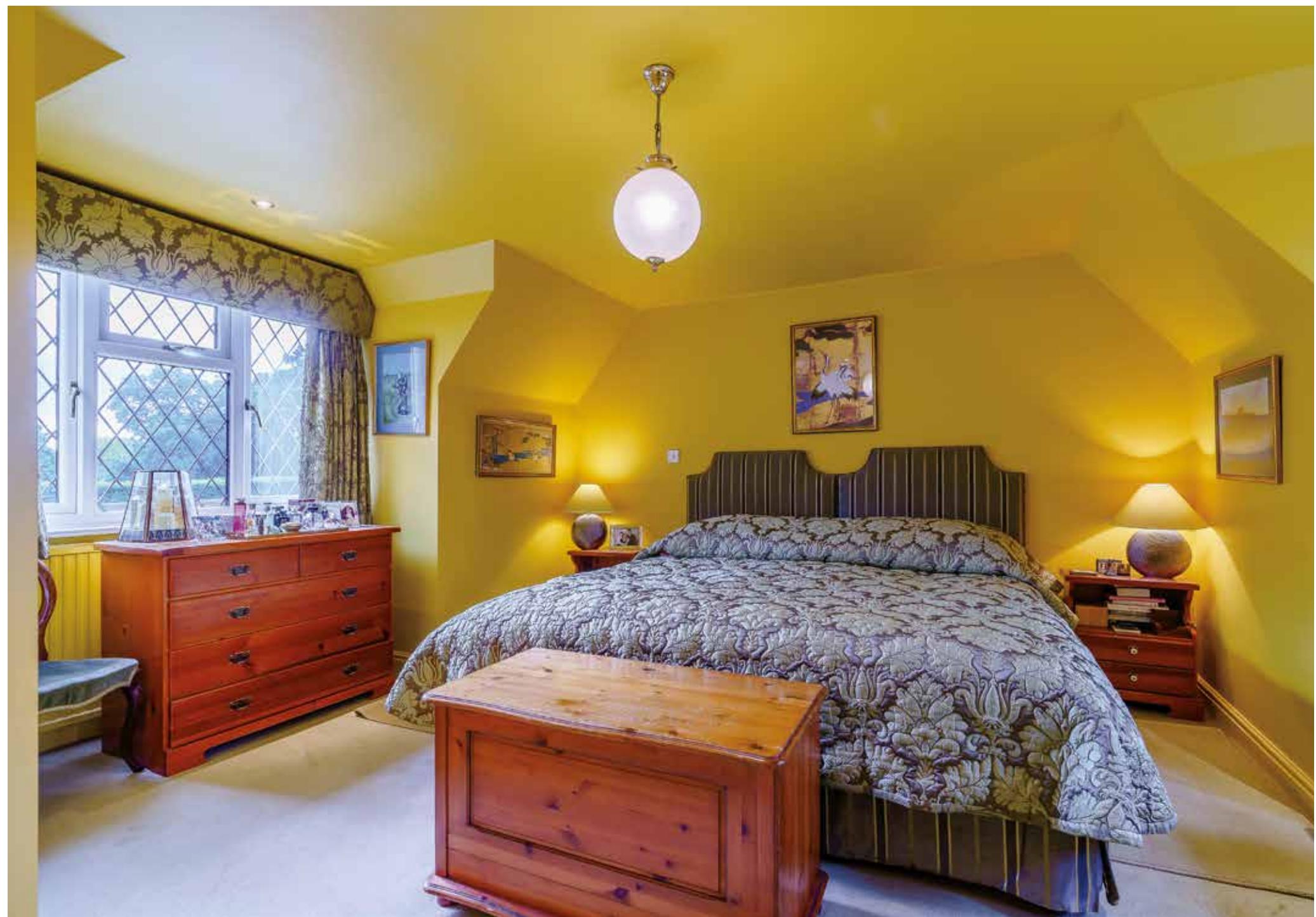


## First Floor

There are 4 bedrooms with one of them being en-suite and a further 3 bathrooms.







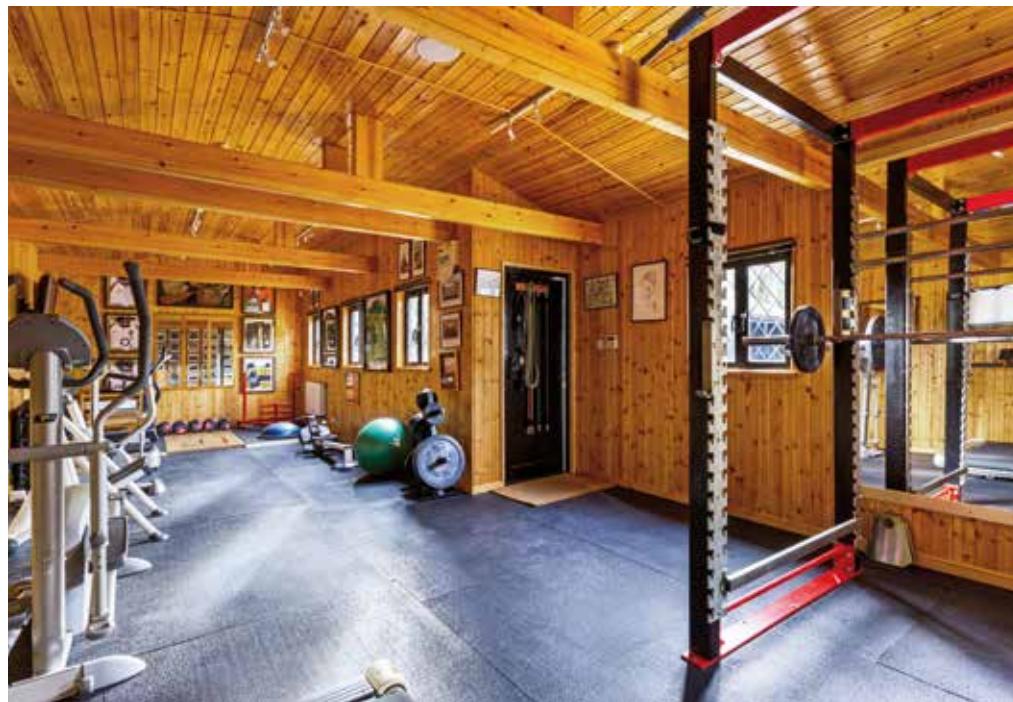






#### Outside

Novello House is approached via a York stone carriage driveway. The property sits in extensive grounds of over seven acres, which include areas of beautifully manicured garden and paddock. There is a swimming pool area, with pool house and bar, and a tennis court. Within the grounds are several outbuildings, including a detached two-storey cottage, an office suite that could be converted to residential subject to the usual planning permissions and a building containing a games room, gym and cinema room.





#### Location

Novello House is situated on a beautiful road in a semi-rural location with access to local amenities in Binfield. More extensive shopping can be found in the nearby towns of Maidenhead, Ascot, Bracknell and Windsor.

There are a wealth of sporting and recreational facilities close by. Wentworth Golf Club with its world-class golf and country club is just 15 minutes away as is Coworth Park which has a beautiful hotel and award-winning spa. Polo is a real part of the area and Guards at Windsor, The Royal Berkshire and some smaller clubs like Fifield and Carlito's are within close proximity as are Ascot and Newbury racecourses. For food lovers, some of the Country's top Michelin starred restaurants can be found in nearby Bray including the Waterside Inn and Fat Duck as well as the French Horn in Sonning. A great gastropub The Shurlock Inn is 5 minutes away and offers fantastic food and a beautiful outdoor area.







#### Services

Mains water and electricity. Oil fired heating

#### Tenure

Freehold

#### Local Authority

Bracknell Forest

#### Local Schools

This part of Berkshire is renowned for its top schools featured in the Tatler top prep schools guide. Lambrook in particular is a leading co-ed prep school and is around the corner. St Marys, St Georges and Welling College are within close proximity.

#### Train stations

Novello House is just 45 minutes drive and 20 minutes by train into the centre of London (Paddington/Waterloo). It has easy access to the M4 with links to both the M25 and the A404(M)/M40.

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01183 248 030 / 07899 875 966

#### Website

For more information visit [www.fineandcountry.com/uk/twyford](http://www.fineandcountry.com/uk/twyford)

#### Opening Hours:

Monday to Friday	8.00am – 6.30pm
Saturday	9.00am – 4.30pm
Sunday	10.00am – 4.00pm

**Novello House, Ryehurst Lane, Binfield, Bracknell**

**Approximate Gross Internal Area**

**Main House = 3680 Sq Ft/342 Sq M**

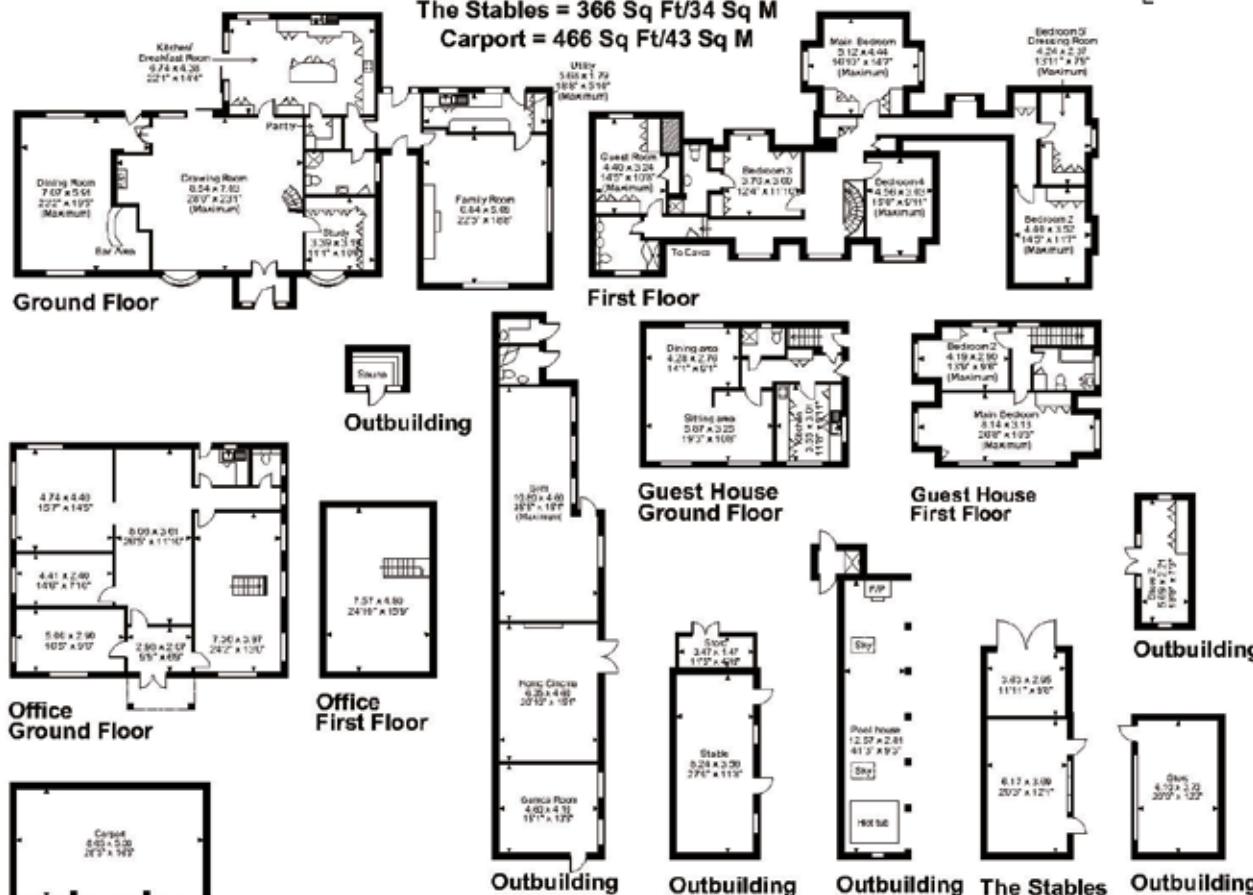
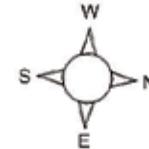
**Guest House = 1071 Sq Ft/100 Sq M**

**Outbuilding = 2257 Sq Ft/210 Sq M**

Office Building = 1742 Sq Ft/162 Sq M

### **The Stables = 366 Sq Ft/34 Sq M**

**Carport = 466 Sq Ft/43 Sq M**



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION



## ADRIAN BEATTY

PARTNER

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Adrian has been in the property industry for a number of years having previously worked in finance in the City. He has extensive knowledge of new builds and property developments having completed a number of successful projects himself.

His ethos is to work transparently with his clients on a one-to-one basis and put them first, listening to their requirements and getting them the outcome they want with uncompromising integrity and discretion.

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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