



FOR SALE BY AUCTION



LOXWOOD HOUSE

ASHWOOD PLACE · SUNNING AVENUE · SUNNINGDALE · ASCOT · BERKSHIRE

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AUCTION

Wednesday 28 October 2026

VENUE

Claridge's, Mayfair

GUIDE PRICE

£2,500,000*

A six-bedroom country residence in over an acre, behind private gates

FREEHOLD · SIX BEDROOMS · FOUR RECEPTIONS · SOUTH-FACING GROUNDS



INTRODUCING

A private gated residence *in Royal Berkshire*

Loxwood House is a six-bedroom country residence built by the acclaimed Octagon Developments. It stands in more than an acre of mature, south-facing grounds, behind private electric gates, in an exclusive enclave of just four homes off Sunning Avenue — one of Sunningdale's most sought-after roads.

Presented in perfect, move-in condition, the house offers what discerning international buyers look for in this market: complete privacy and security, generous family and entertaining space, and a setting minutes from Wentworth, Sunningdale Golf Club, Royal Ascot and Windsor Great Park, with Central London and Heathrow within easy reach.

Offered under an unconditional auction contract, it brings certainty: contracts exchange on the fall of the hammer, with no chain, no gazumping and a completion date fixed from the outset.

GUIDE PRICE

£2,500,000*

FREEHOLD · NO ONWARD CHAIN

AUCTION	Wed 28 October 2026
VENUE	Claridge's, Brook Street, Mayfair
BEDROOMS	Six
RECEPTIONS	Four, plus study
FLOOR AREA	Approx. 4,596 sq ft (427 sq m)
GROUND	Over one acre, south-facing
SETTING	Gated enclave of four homes
COUNCIL TAX	Band H
EPC	C





THE RESIDENCE

Light, proportion & flow

GROUND FLOOR

A generous reception hall sets the tone, filled with natural light and giving direct access to every principal room. Each principal reception room opens onto the south-facing terrace, so house and garden work as one for entertaining.

The triple-aspect drawing room is the formal centrepiece, with an elegant feature fireplace and tall sash windows over the grounds. It connects to the formal dining room, perfectly scaled for dinner parties and family occasions.

At the heart of the home is a superb open-plan kitchen, breakfast and family room with fully integrated appliances, its French doors opening onto the terrace. A separate playroom or media room also opens to the gardens.

A study at the front of the house provides a quiet setting for international business and home working. The ground floor is completed by two cloakrooms, built-in storage, and a utility room with gardener's WC and internal access to the double garage, currently fitted out as a private gym.

KEY FEATURES

- ◆ Six bedrooms, including principal suite with dressing area
- ◆ Four reception rooms, plus study and media room
- ◆ Open-plan kitchen/breakfast/family room
- ◆ Underfloor heating to ground and first floors
- ◆ Over one acre of south-facing gardens and woodland
- ◆ Cricket net and children's astro-turf pitch
- ◆ Double garage/gym and extensive parking
- ◆ One of four homes behind electric gates
- ◆ Built by Octagon; presented in perfect condition
- ◆ Charters catchment; 10 miles from Heathrow





PRIVATE ACCOMMODATION

Six bedrooms *across two floors*

FIRST FLOOR

A wide galleried landing leads to the principal bedroom suite, a private retreat with dressing area, fitted wardrobes and a marble-lined en suite bathroom with Jacuzzi bath, twin basins and separate walk-in shower.

A second bedroom enjoys its own en suite, while two further double bedrooms share a Jack and Jill bathroom — an ideal arrangement for family life.

SECOND FLOOR

The top floor offers two further bedrooms, a bathroom with both bath and walk-in shower, and excellent storage. Self-contained and quiet, it suits teenagers, visiting family, guests or live-in household staff such as a nanny or house manager.

Underfloor heating to both the ground and first floors, high ceilings and full-length sash windows bring comfort and a sense of space throughout.

A principal suite that is a retreat in its own right — and a self-contained top floor for guests or household staff.



CONDITION & GROUNDS

Ready to live in, *from day one*

Palace Auctions has inspected Loxwood House and it is presented in perfect condition throughout. No works are required, so an incoming owner can move straight in — or leave the house ready for use while abroad.

- ◆ Underfloor heating to ground and first floors
- ◆ High ceilings and full-length sash windows
- ◆ Fully integrated kitchen appliances
- ◆ Private home gym within the double garage
- ◆ Secure electric-gated entrance
- ◆ Mains gas, electricity, water and drainage

GARDENS & GROUNDS

The grounds extend to more than an acre and face south. A full-width terrace runs along the rear of the house for al fresco dining, beyond which a sweeping lawn is framed by established trees and flowering borders.

At the far end, a private woodland invites children to explore, and sporting families will value the full-length cricket net and children's astro-turf football pitch.



The heart of *Royal Berkshire*

Sunningdale sits at the centre of England's "golden triangle" — between Ascot, Windsor and Virginia Water, surrounded by royal parkland, championship golf and a world-class sporting calendar.

GOLF

One of the greatest concentrations of championship golf in the world: Wentworth Club, home of the BMW PGA Championship, and Sunningdale Golf Club are on the doorstep, with Swinley Forest, The Berkshire and Windlesham close by.

RACING, POLO & THE SEASON

Ascot Racecourse, home of Royal Ascot, is around two miles away. Guards Polo Club at Smith's Lawn and the Royal County of Berkshire Polo Club are close at hand, with Windsor Racecourse, Henley and the Thames completing the calendar.

WELLNESS & LEISURE

Coworth Park, the Wentworth Club, Pennyhill Park and the Macdonald Berystede are nearby. Windsor Great Park, Virginia Water Lake and The Savill Garden offer thousands of acres for walking and riding.

EDUCATION

Charters (catchment), Hall Grove, Papplewick, Lambrook, Sunningdale School, The Marist, Heathfield, St George's and St Mary's Ascot. Eton and Wellington Colleges are within easy reach, as are the international schools TASIS England and ACS Egham.

LONDON & THE WORLD

Sunningdale village & station	0.8 miles
Ascot	2 miles
Windsor	5 miles
M3 (Junction 3)	6 miles
Heathrow Airport	10 miles
Farnborough (private aviation)	12 miles
Central London	25 miles

Trains from Sunningdale to London Waterloo. All distances approximate.

Gated, private and ready to occupy — in one of Britain's most internationally recognised addresses, a short drive from Heathrow and London.

FOR THE INTERNATIONAL BUYER

Loxwood House suits equally as a principal family home, a UK base for an education at England's leading schools, or a country residence alongside a London home. Its size, grounds and staff accommodation meet the brief of globally mobile families.

Buying through Palace Auctions provides a transparent, time-certain transaction. A fixed completion date allows currency, funding and relocation to be planned with confidence.

ACCOMMODATION

GROUND FLOOR

Reception hall, triple-aspect drawing room, dining room, kitchen/breakfast/family room, playroom/media room, study, two cloakrooms, utility room with gardener's WC, integral double garage/gym

FIRST FLOOR

Principal suite with dressing area and en suite, bedroom two with en suite, bedrooms three and four with Jack and Jill bathroom

SECOND FLOOR

Bedrooms five and six, bathroom, storage

OUTSIDE

Gated entrance, block-paved driveway, full-width south terrace, over one acre of gardens, woodland, cricket net, astro-turf pitch, garden shed

OVERSEAS BUYERS

Please allow time before the auction for identity and source-of-funds checks, and take independent advice on UK Stamp Duty Land Tax, including the non-resident surcharge. Remote bidding by telephone, proxy or online is available.

AUCTION INFORMATION

DATE	Wednesday 28 October 2026
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
BIDDING	In the room, by telephone, by proxy and online. Registration required.
GUIDE PRICE	£2,500,000*
CONTRACT	Unconditional — exchange on the fall of the hammer
DEPOSIT	10% of the purchase price, payable on exchange
BUYER'S PREMIUM	1.25% of the purchase price plus VAT
COMPLETION	28 days after the auction
LEGAL PACK	Available from Palace Auctions. Buyers should review it with their solicitor before bidding.

ADDITIONAL INFORMATION

TENURE	Freehold, with vacant possession
LOCAL AUTHORITY	Royal Borough of Windsor and Maidenhead
COUNCIL TAX	Band H
SERVICES	Mains electricity, gas, water and drainage
EPC	C — full certificate in the legal pack





*Viewing is strictly by appointment with Palace Auctions London.
Private viewings can be arranged at short notice, including virtual tours for overseas clients.*

TELEPHONE	EMAIL	ONLINE
020 7101 3647 07971 033276	sales@palaceauctions.com	palaceauctions.com

palaceauctions.com/property/loxwood-house-sunningdale-ascot

***Guide Price:** An indication of the seller's current minimum acceptable price at auction. The guide price can be subject to change up to and including the day of the auction. **Reserve Price:** The seller's minimum acceptable price at auction and the price below which the auctioneer cannot sell the property. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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