



WINDLEBROOK
PARK



A GATED DEVELOPMENT OF 4 INDIVIDUALLY DESIGNED CONTEMPORARY BARN BENEFITTING FROM PRIVATE GARDENS IN A STUNNING WOODLAND SETTING.

A rare opportunity to enjoy a countryside setting with open views across the Surrey greenbelt whilst still within a few minutes of the M25 (Jn 11).

Each unique barn has been creatively designed to offer open plan living, styled with a chic 'retro-industrial' look exquisitely crafted to the highest specification and with an unparalleled attention to detail. The 5 bedroom, 4 bathroom homes benefit from triple height volumes with generous room sizes and have been specified and detailed to appeal to those who enjoy a stylish and luxurious living environment. An utterly beautiful rural setting yet moments from the finest Surrey amenities. A short 23 minutes journey to Waterloo via Woking's mainline fast service is just minutes away.

WINDLEBROOK
PARK





Computer generated image of Windlebrook Park is indicative only.





WINDLEBROOK
PARK



A STUNNING
UTILISATION AND
BLENDING OF MODERN
MATERIALS

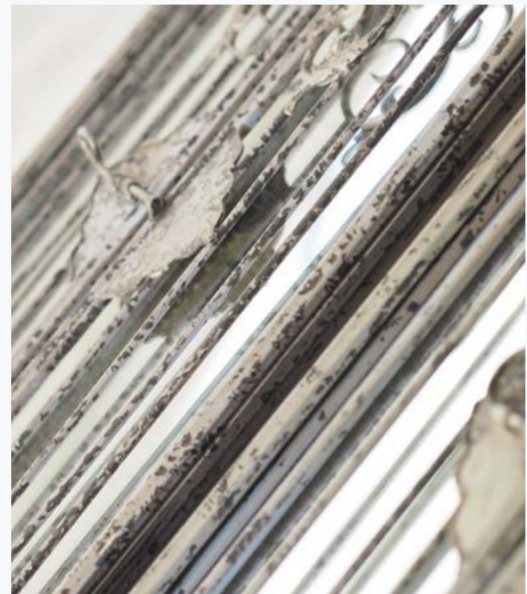
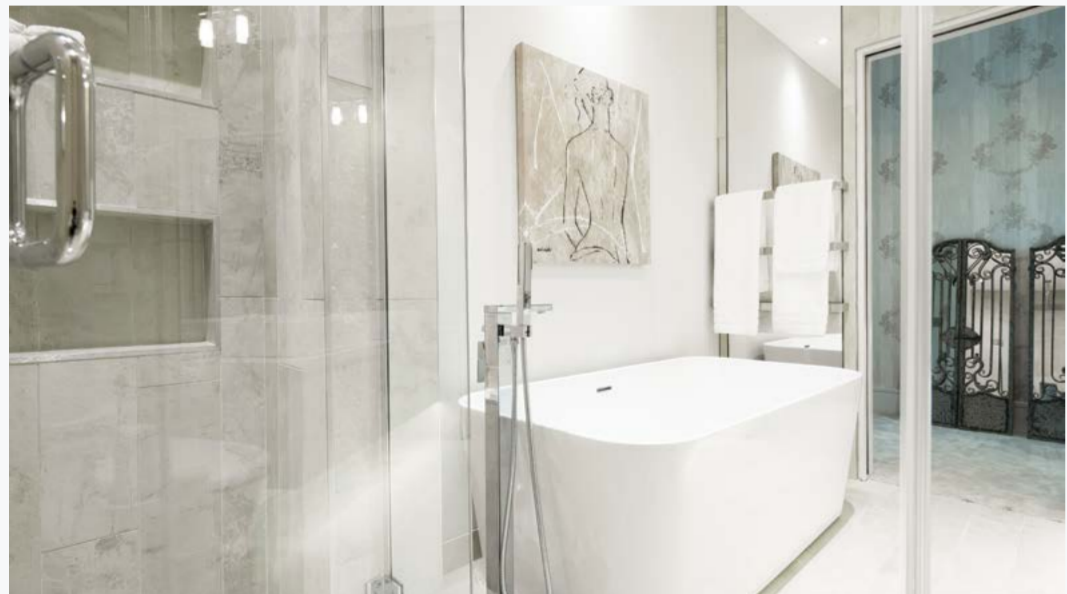




WITH CONTEMPORARY
'RETRO-INDUSTRIAL'
INTERIOR STYLING



WINDLEBROOK
PARK







Dimensions

	Metric (sq m)	Imperial (sq ft)
Ground Floor		
Entrance Hall	10.1	109.0
Kitchen	31.2	336.3
Dining Room	24.9	267.5
Sitting Room	34.1	366.8
Total*	191.71	2,064

First Floor		
Gallery	19.7	211.5
Master Suite	49.6	533.4
Bedroom 2	28.7	308.8
Bedroom 3	17.7	190.4
Bedroom 4	20.2	216.9
Total*	143.6	1,546

Second Floor		
Entertainment Room	36.6	394.1
Guest Suite	20.1	215.8
Utility Room	8.5	91.2
Total*	103.1	1,110

Total Plot Size: 0.7 Acre

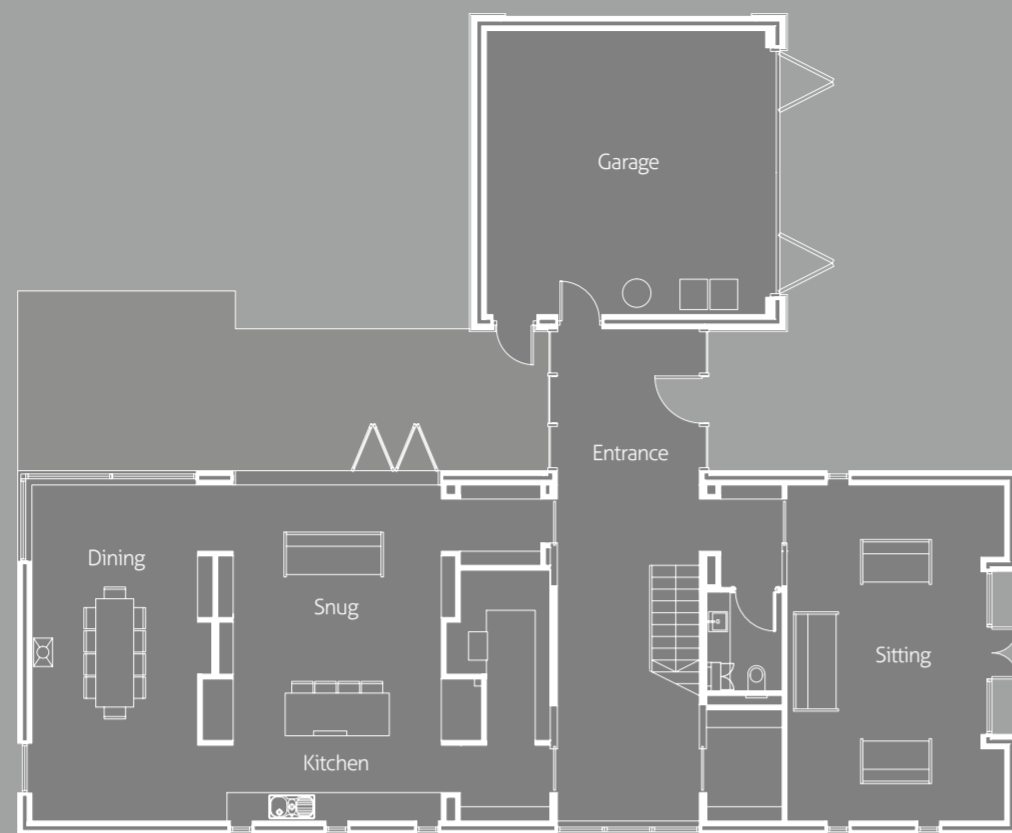
(Garden: 0.36 Acre, Woodland: 0.32 Acre plus 25% Share of meadow)

Energy Efficiency Rating

(81-91) **B** 84



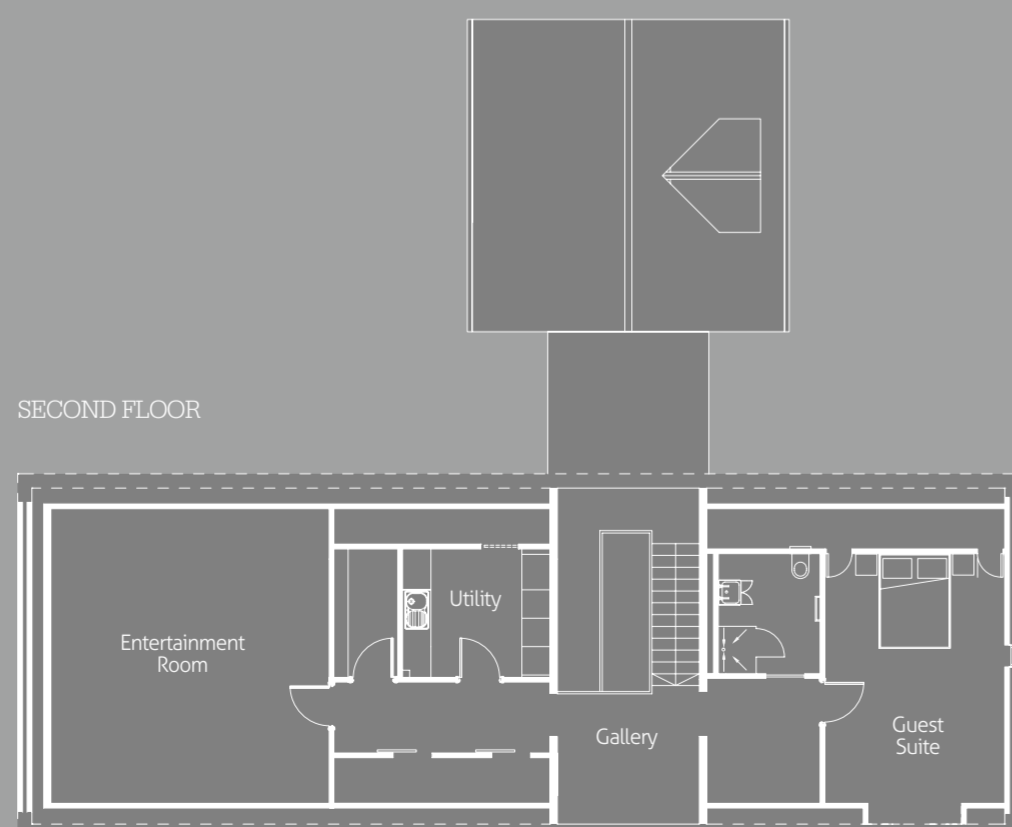
WINDLEBROOK PARK



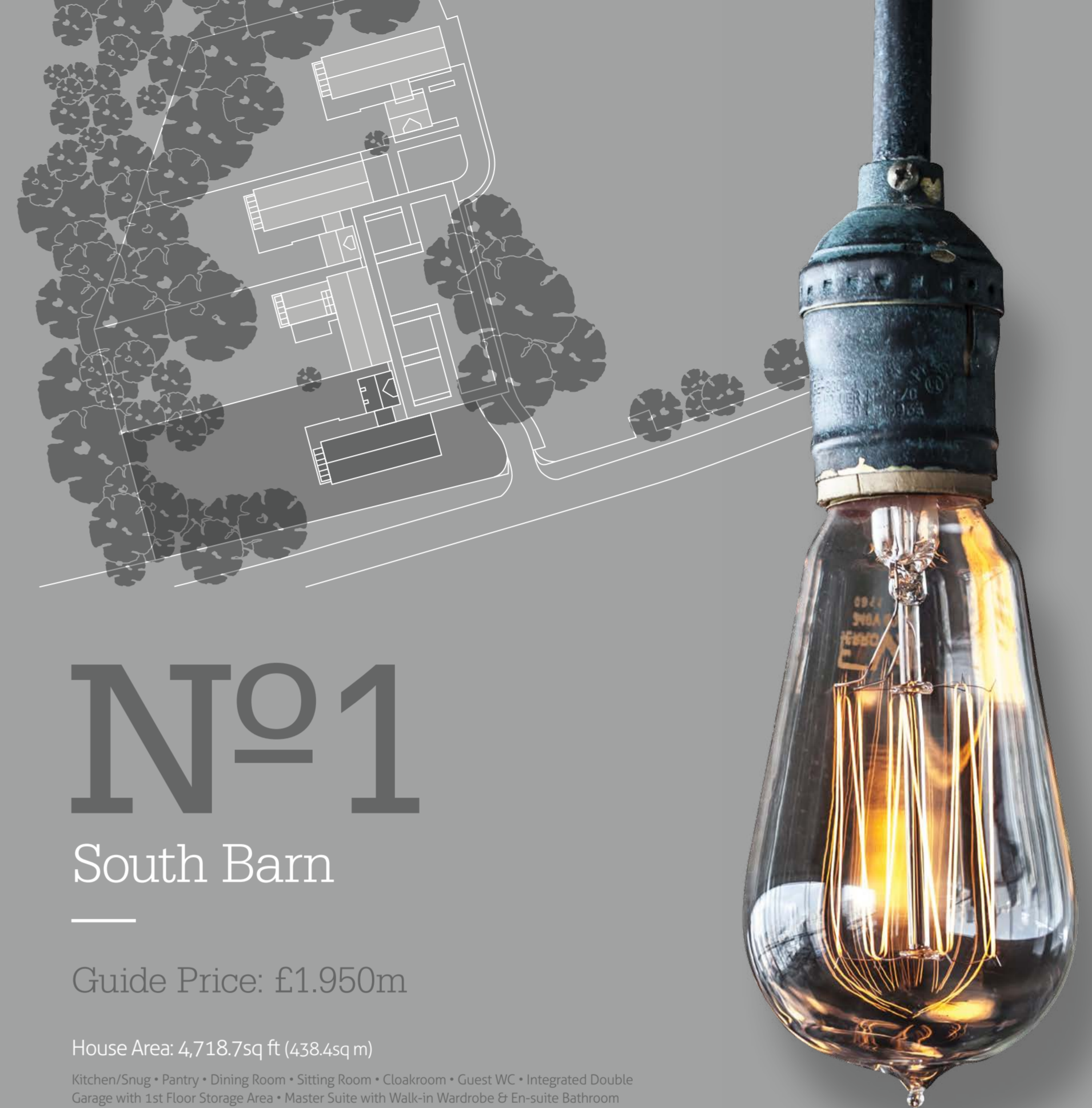
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



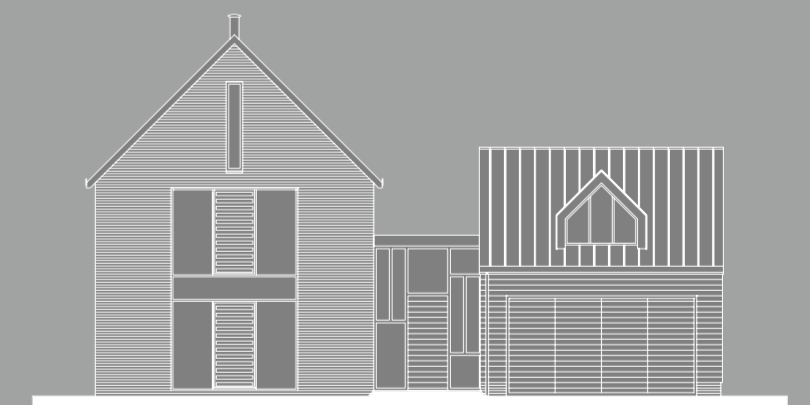
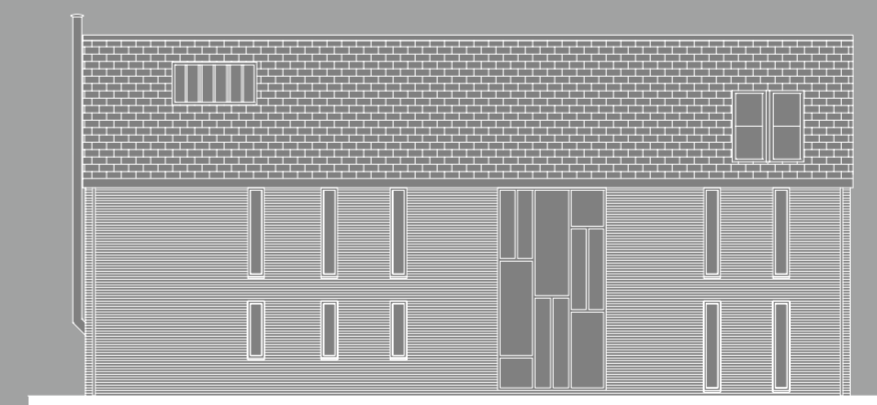
Nº1

South Barn

Guide Price: £1.950m

House Area: 4,718.7sq ft (438.4sq m)

Kitchen/Snug • Pantry • Dining Room • Sitting Room • Cloakroom • Guest WC • Integrated Double Garage with 1st Floor Storage Area • Master Suite with Walk-in Wardrobe & En-suite Bathroom • 2 Further Bedroom Suites • 2 Additional Bedrooms with Shared 'Jack & Jill' Bathroom • Entertainment Room • Laundry Room • Comms Room • Linen Store • Eaves Store



Dimensions

	Metric (sq m)	Imperial (sq ft)
Ground Floor Entrance		
Hall	5.3	57.3
Kitchen/dining/snug	57.9	623.4
Sitting Room	35.3	379.8
Study	11.4	122.4
Total*	189.6	2,040
First Floor		
Master Suite	35.5	382.4
Bedroom 2	8.6	92.6
Bedroom 3	19.2	207.1
Bedroom 4	14.3	153.7
Total*	134.2	1,444
Second Floor		
Entertainment Room	31.6	340.2
Guest Suite	21.8	234.3
Utility Room	8.1	87.6
Total*	103.5	1,114

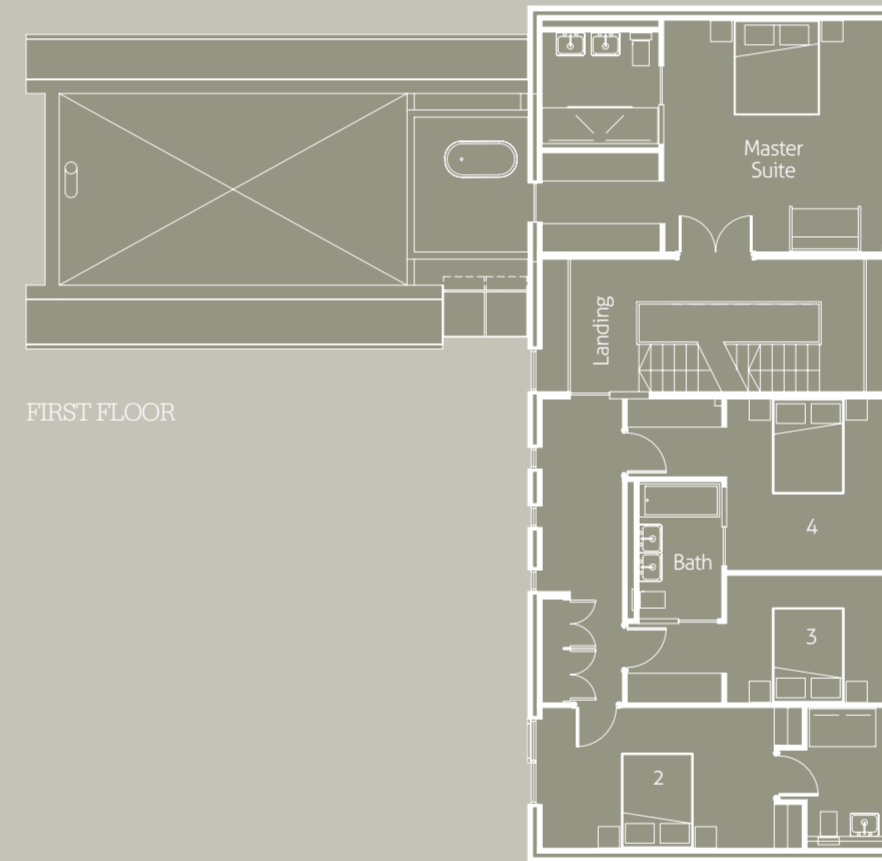


Total Plot Size: 1.45 Acres

(Garden: 0.25 Acre, Woodland: 1.13 Acres plus 25% Share of meadow)



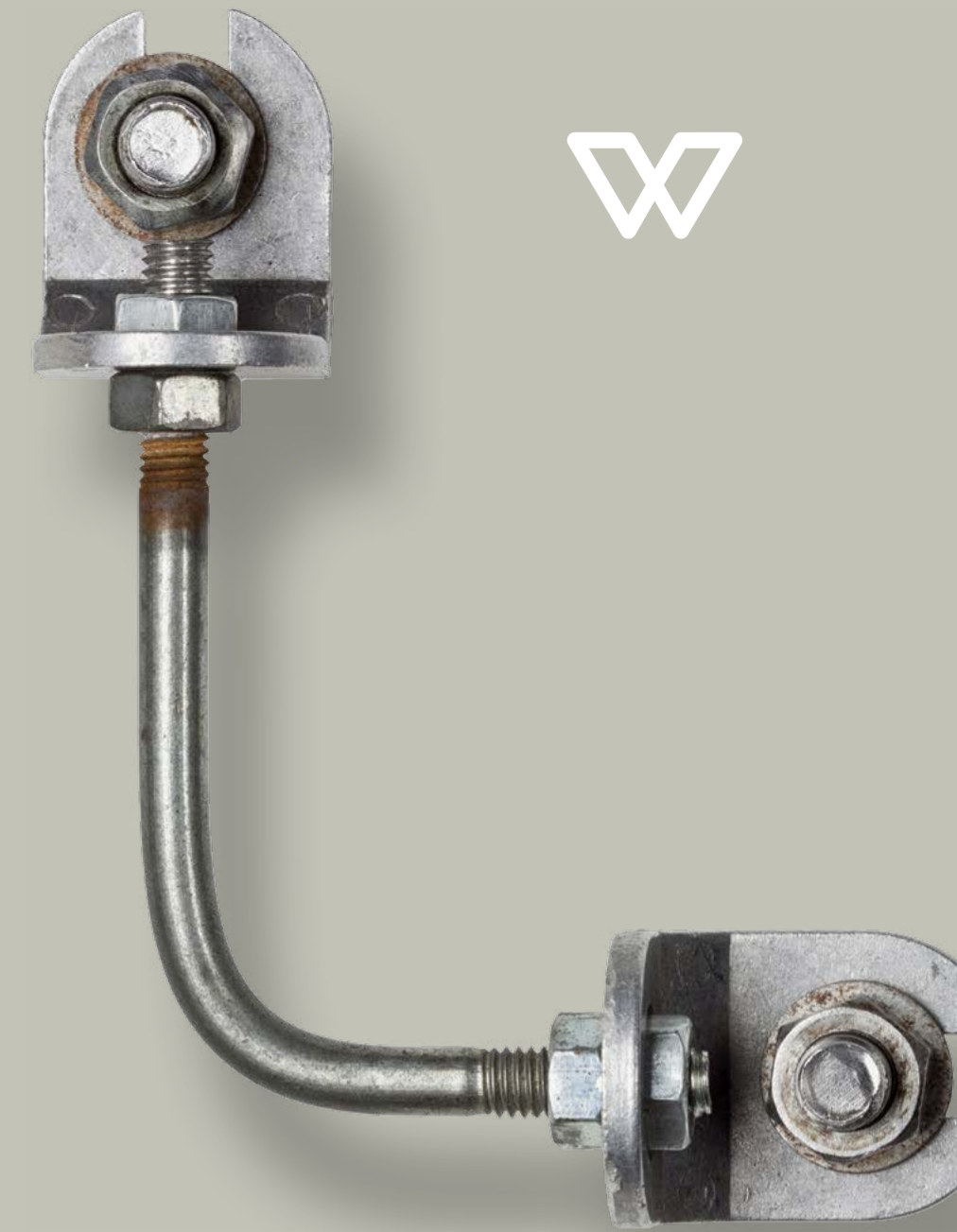
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Nº2

Long Barn

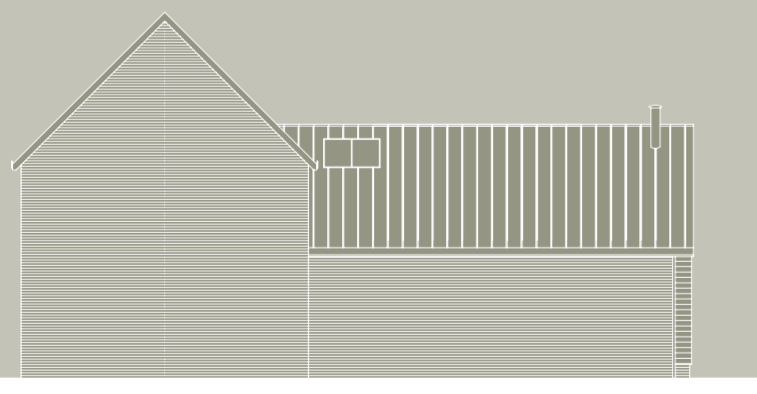
Guide Price: £1.995m

House Area: 4,599sq ft (427.2sq m)

Double Height Open Plan Kitchen & Dining Room • Sitting Room • Study • Boot Room • Guest WC • Integrated Double Garage • Master Suite with Dressing Room & Feature Skylight Bathroom with Separate En-suite Shower Room • 2 Further Bedroom Suites • 2 Additional Bedrooms with Shared 'Jack & Jill' Bathroom • Entertainment Room • Laundry Room • Comms Room • Linen Store • Eaves Store

Energy Efficiency Rating

(81-91) **B** 83





Nº3

Brook Barn

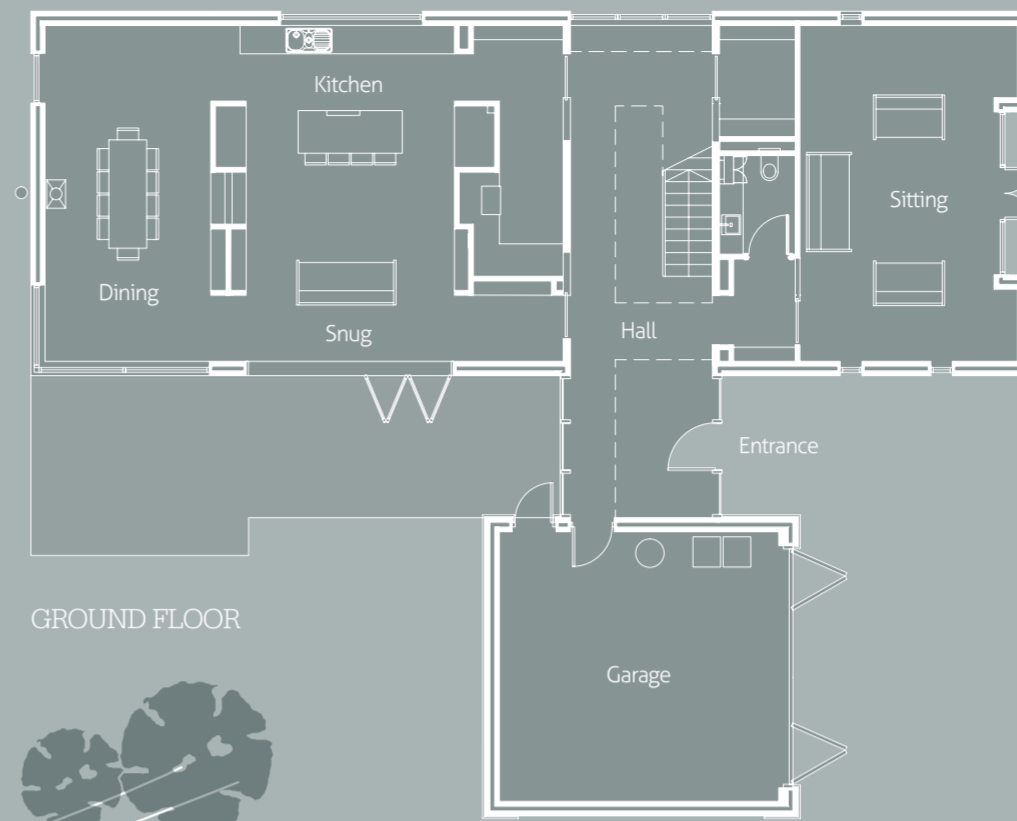
Guide Price: £2.225m

House Area: 5,086sq ft (472.5sq m)

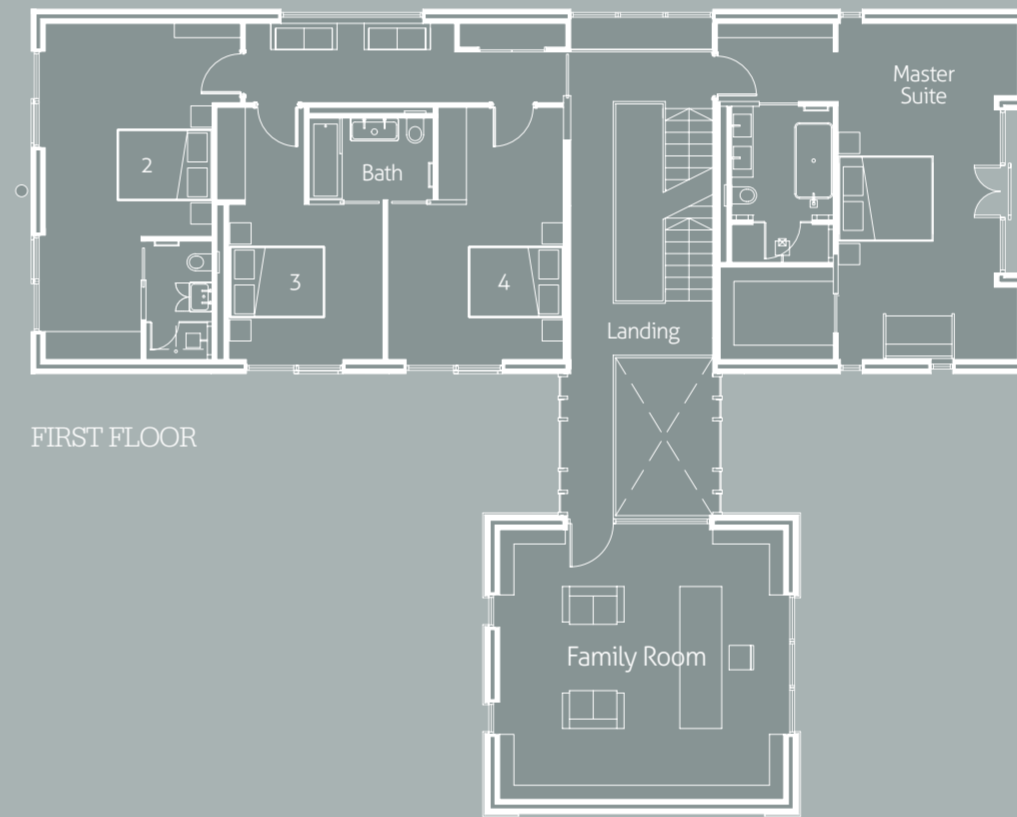
Kitchen/Snug • Pantry • Dining Room • Sitting Room • Cloakroom • Guest WC • Integrated Double Garage • Master Suite with Walk-in Wardrobe & En-suite Bathroom • 2 Further Bedroom Suites • 2 Additional Bedrooms with Shared 'Jack & Jill' Bathroom • Study/Library • Entertainment Room • Laundry Room • Comms Room • Linen Store • Eaves Store

Energy Efficiency Rating

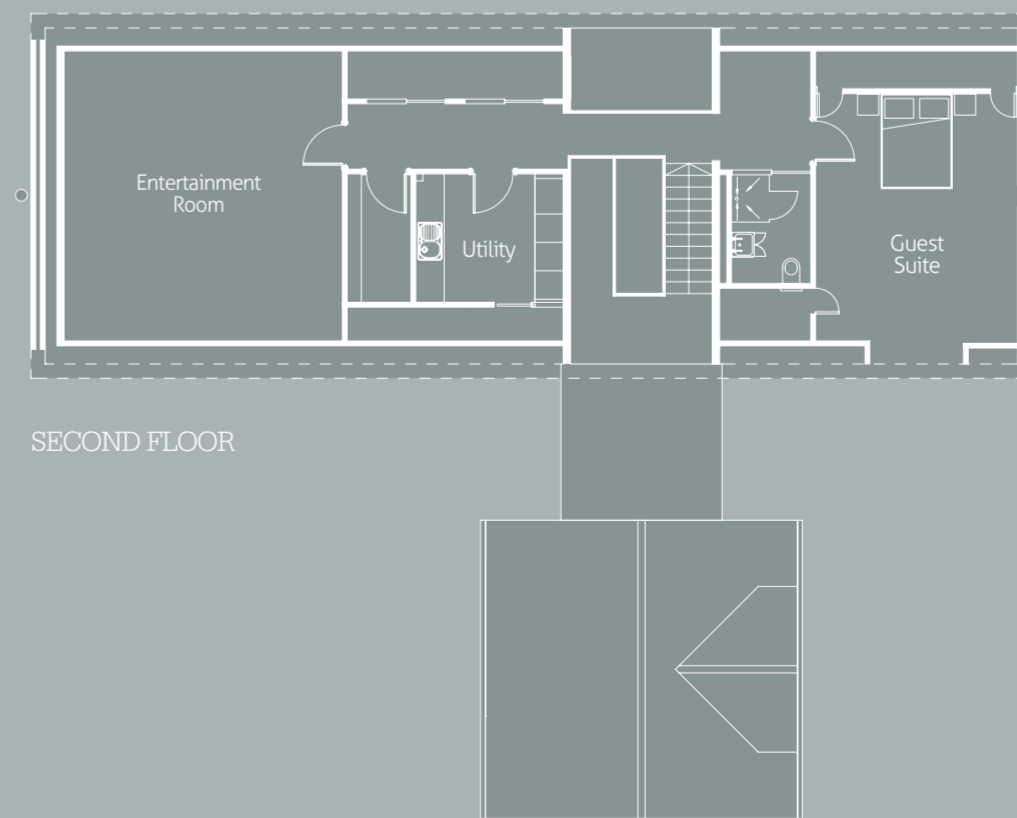
(81-91) **B** 84



GROUND FLOOR



FIRST FLOOR



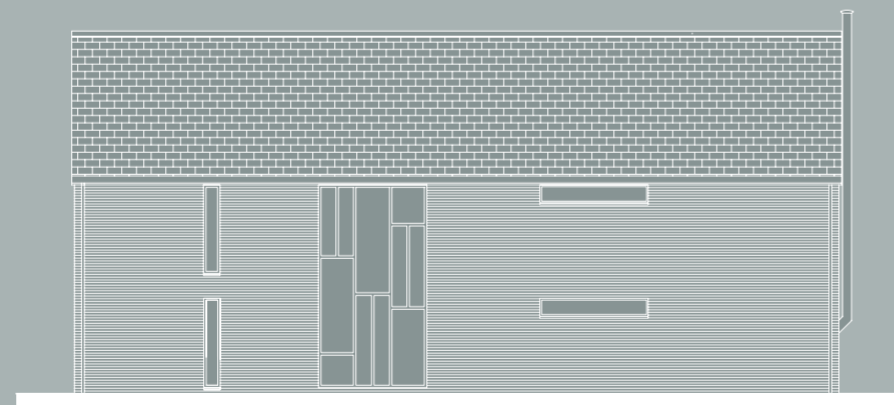
SECOND FLOOR

Dimensions

	Metric (sq m)	Imperial (sq ft)
Ground Floor		
Entrance Hall	6.0	64.6
Kitchen	31.2	336.3
Dining Room	24.9	267.5
Sitting Room	32.7	351.5
Total*	190.1	2,046
First Floor		
Master Suite	44.0	473.8
Bedroom 2	29.3	315.2
Bedroom 3	19.6	211.4
Bedroom 4	22.4	240.9
Family Room	34.2	368.1
Total*	181.6	1,955
Second Floor		
Entertainment Room	36.0	387.9
Guest Suite	26.8	288.7
Utility Room	8.5	91.2
Total*	100.8	1,085

Total Plot Size: 1.45 Acres

(Garden: 0.25 Acre, Woodland: 1.13 Acres plus 25% Share of meadow)





Dimensions

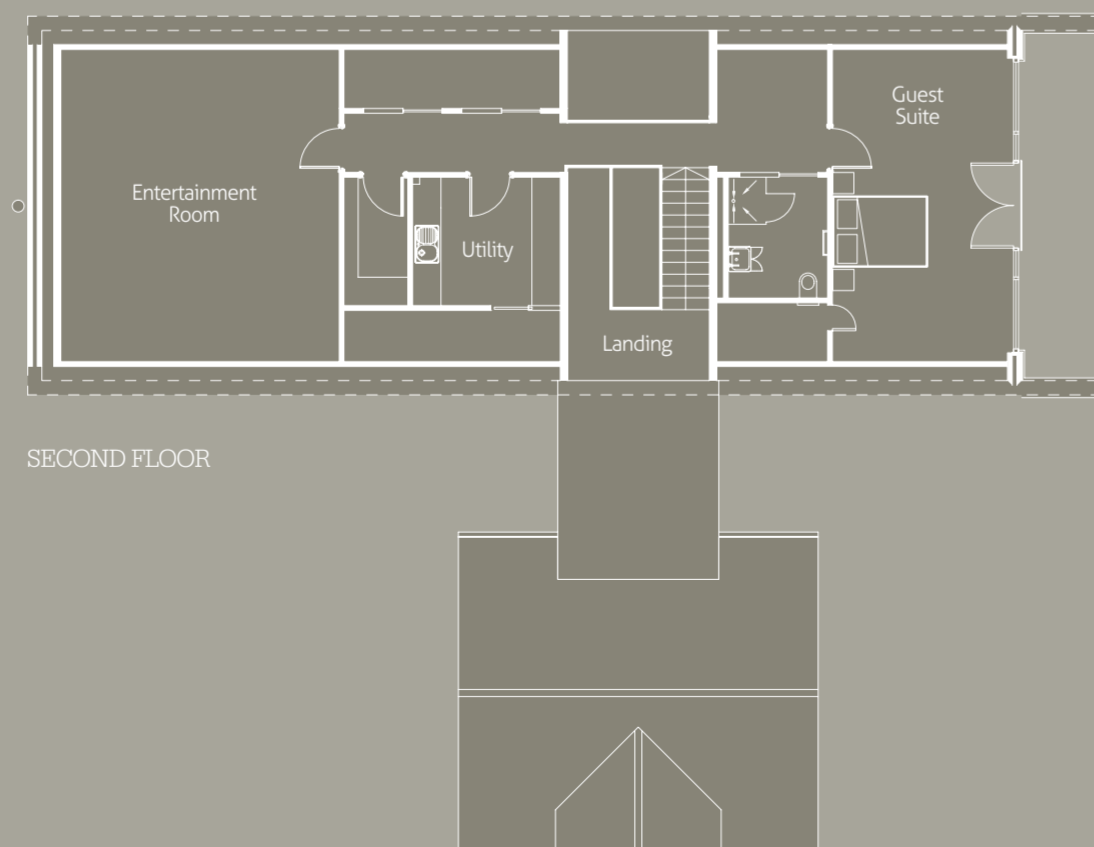
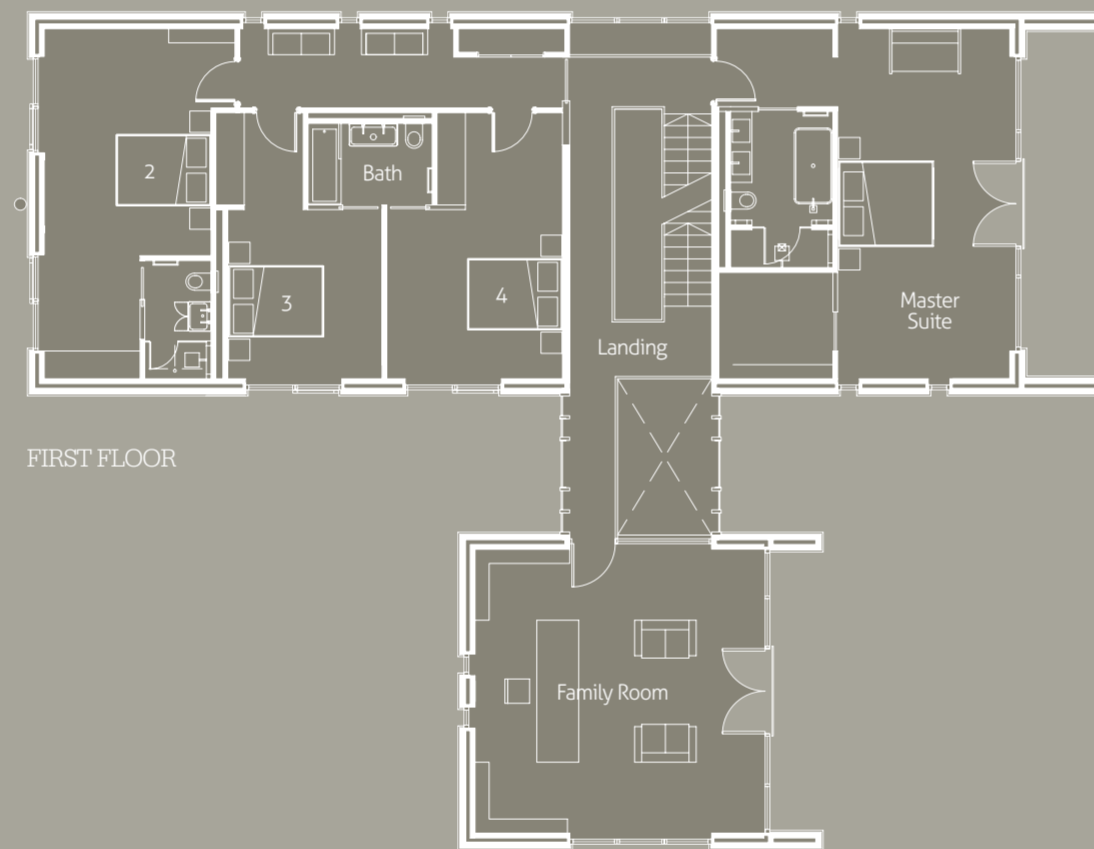
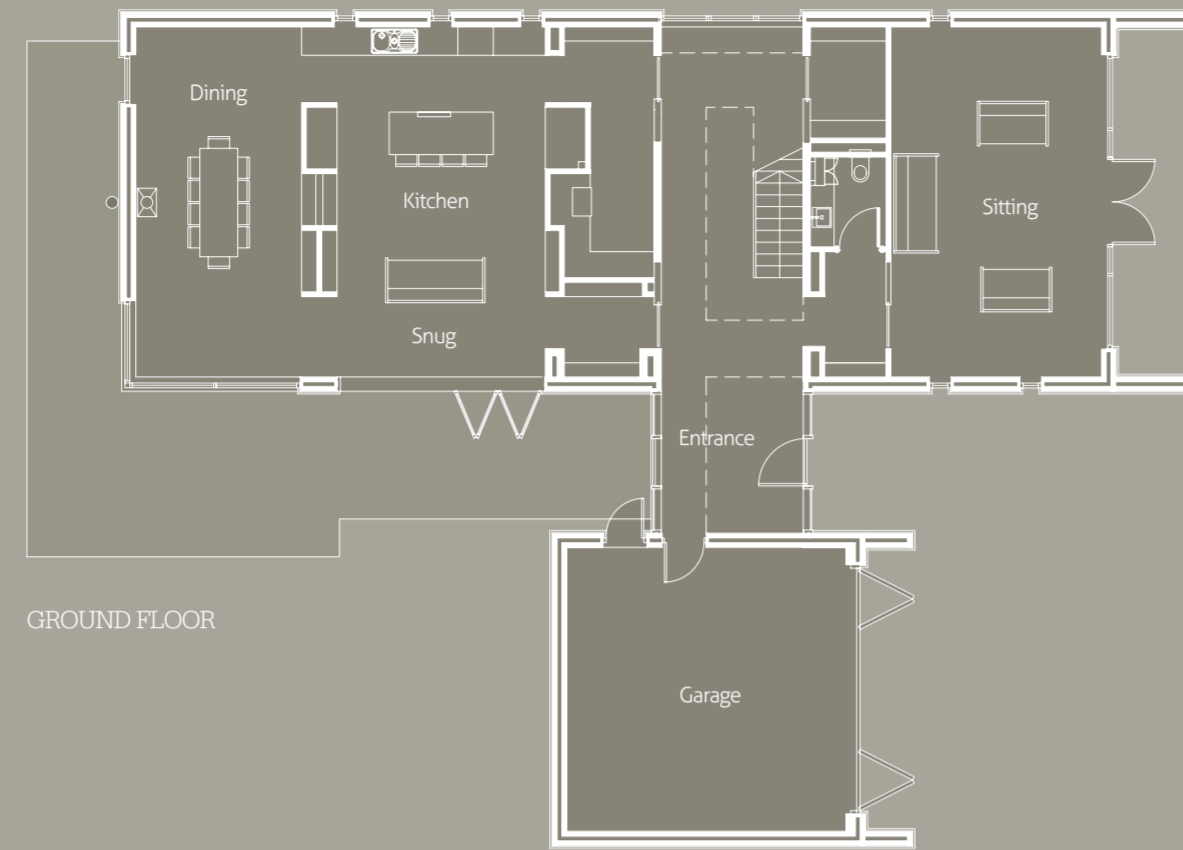
	Metric (sq m)	Imperial (sq ft)
Ground Floor		
Entrance Hall	9.0	96.9
Kitchen	32.6	350.5
Dining Room	25.9	278.8
Sitting Room	32.9	354.5
Total*	199.3	2,145
First Floor		
Master Suite	26.9	289.7
Bedroom 2	29.8	321.0
Bedroom 3	18.7	200.9
Bedroom 4	21.3	228.9
Family Room	36.0	387.5
Total*	191.8	2,065
Second Floor		
Entertainment Room	38.8	417.7
Guest Suite	24.4	262.9
Utility Room	8.5	91.2
Total*	109.8	1,182

Total Plot Size: 1.3 Acres

(Garden: 0.31 Acre, Woodland: 0.95 Acre plus 25% Share of meadow)

Energy Efficiency Rating

(81-91) **B** 83



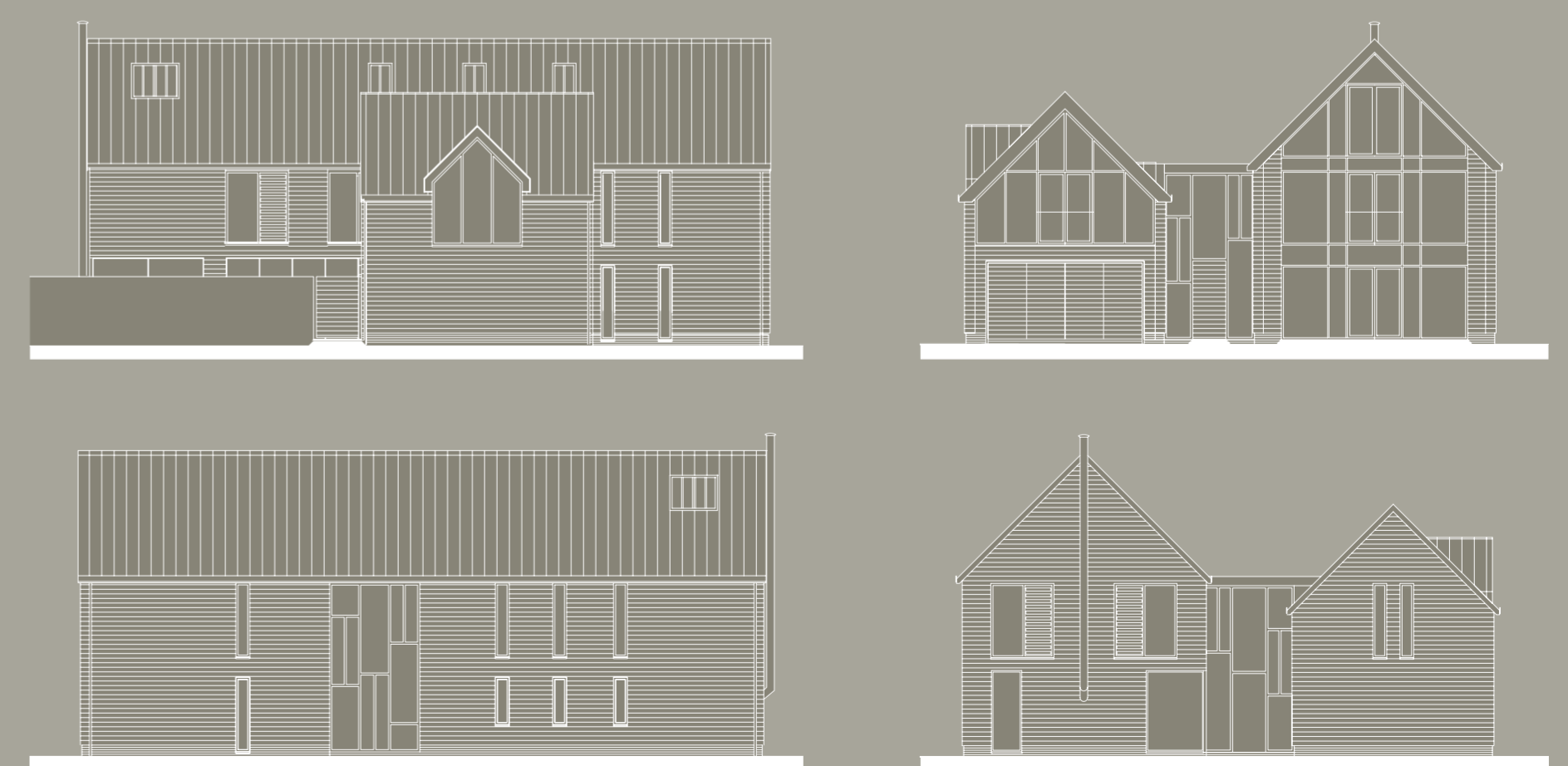
Nº4

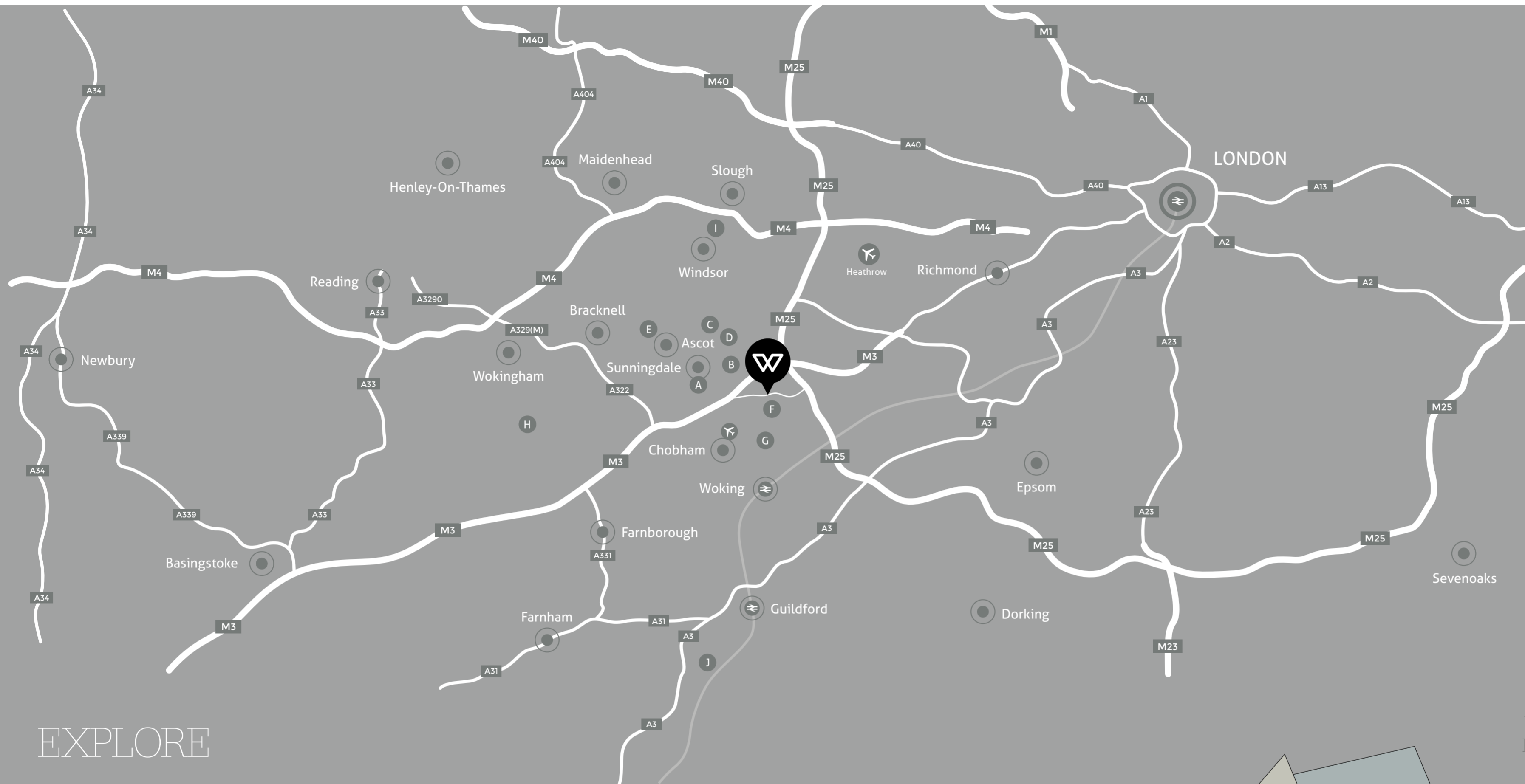
White Barn

Guide Price: £2.350m

House Area: 5,391sq ft (500.9sq m)

Kitchen/Snug • Pantry • Dining Room • Sitting Room • Cloakroom • Guest WC • Integrated Double Garage • Master Suite with Walk-in Wardrobe & En-suite Bathroom • 2 Further Bedroom Suites • 2 Additional Bedrooms with Shared 'Jack & Jill' Bathroom • Study/Library • Entertainment Room • Laundry Room • Comms Room • Linen Store • Eaves Store





EXPLORE

Windlebrook Park is situated in the tiny Surrey hamlet of Longcross which combines the advantages of country living with the convenience of excellent transport links and easy access to London. By road, Central London is about 21 miles away and is easily reached via the M3, M4 & M25. Heathrow Airport is about 12 miles and private aircraft facilities are available at Fairoaks Airport, just 1 mile away.

The surrounding towns and villages are well known for their boutiques, brasseries, gastro country public houses and Michelin starred restaurants such as Foxhills Golf & Country Club, Pennyhill Park and Coworth Park. The historic, cathedral town of Guildford, about 11 miles distant, provides a wealth of superb shopping and entertainment. The area is home

to world class sporting events such as Royal Ascot, the PGA Championship at Wentworth and the Cartier International Polo at Smith's Lawn.

There is an exceptional choice of schools available such as Eton College, Wellington College, Charterhouse, St George's and Heathfield; Coworth/Flexlands, Hall Grove and Woodcote House Prep Schools. International schools include TASIS and the ACS Egham International School.

- Woking Station: 6 miles (23 minutes to Waterloo)
 - Virginia Water Station: 2.9 miles (45 minutes to London Waterloo)
 - M25 (junction 11): 2 miles
 - Central London: 21 miles
 - Heathrow (T5): 12 miles
 - Fairoaks Airport: 5 minutes away
- (All distances and times are approximate)*

- A** Sunningdale Golf Club
- B** Wentworth Club
- C** Windsor Great Park
- D** Smiths Lawn
- E** Royal Ascot
- F** Foxhills Country Club
- G** Fairoaks Airport
- H** Wellington College
- I** Eton College
- J** Charterhouse School

- 1** No 1 South Barn
- 2** No 2 Long Barn
- 3** No 3 Brook Barn
- 4** No 4 White Barn
- Meadow
- Garden
- Woodland



TRIPLE HEIGHT HALLWAYS WITH FEATURE STAIRCASES, FLOATING TREADS AND GLASS BALUSTRADE, LOG BURNERS, CABRIO BALCONIES TO SECOND FLOOR GUEST SUITE, BESPOKE JOINERY AND FITTED WARDROBES ALL BEDROOMS, 2.4M SOLID OAK FRONT DOORS, POLISHED CONCRETE TOPS AND MARBLE BASINS TO GUEST W.C. WITH INFRARED TAPS, SIEMENS KITCHEN APPLIANCES; INTEGRATED FULL HEIGHT FRIDGE AND FREEZER, COFFEE MACHINE, GAS HOOD, DISHWASHER, SINGLE OVEN, COMBI MICROWAVE OVEN, STEAM OVEN, WARMING DRAWER AND SLIM FIT CAPLE WINE COOLER, BEST RECIRCULATING COOKER HOOD, SIEMENS WASHING MACHINE AND FREE STANDING TUMBLE DRYER TO LAUNDRY ROOM, BUTLERS SINK AND COPPER BIB TAPS TO PANTRY, MASTER BATHROOMS WITH FREE STANDING BATHS AND WALK-IN SHOWERS, LUTRON HOMEWORKS LIGHTING CONTROL SYSTEM, FEATURE LIGHTING TO ALL STAIRCASES, ENTRANCE HALLWAY AND PRINCIPLE ROOMS, INFRASTRUCTURE CAT 5 & CAT 6 CABLING THOUGHT FOR ALL DATA AND NETWORKING REQUIREMENTS, CENTRALLY WIRED FOR HDTV AND HIGH FIDELITY MUSIC DISTRIBUTION, IN CEILING BOWERS & WILKINS SPEAKERS TO ALL PRINCIPLE ROOMS AND SPEAKER POINTS WIRED TO FURTHER LOCATIONS FOR STAND ALONE SPEAKERS, PRE-WIRED FOR CINEMA SCREEN, PROJECTOR AND SPEAKERS IN THE ENTERTAINMENT ROOM, TOUCH-LESS LIGHTING TO SECONDARY ROOMS AND NIGHT LIGHTING TO MASTER EN-SUITE, GARDEN FEATURE LIGHTING, UNDERFLOOR HEATING TO ALL FLOORS, INTRUDER ALARM WITH MOTION DETECTORS, HIGH PRESSURE CAPACITY HOT WATER SYSTEM, TIMED HEATED TOWEL RAILS, MATURE LANDSCAPING AND BOUNDARY SCREENING WITH PLEACHED TREES AND HYDRANGEA HEDGING, EXTERNALLY FINISHED WITH SUSTAINABLE HIGH QUALITY MATERIALS, BRICK, OAK CLADDING, CEDAR SHUTTERS AND ZINC ROLLED SEAM ROOFS, OVER HEIGHT POCKET DOORS, BUILD-ZONE HOME OWNERS 10 YEAR WARRANTY

An exclusive development by



Disclaimer

Maps are not scale and show approximate locations only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. All photography is representational and for illustrative purposes only and may not match the final specification.

Services

The properties are connected to mains electricity, mains gas and mains water supply together with a shared private water treatment plant for drainage.

Fixtures and Fittings

Only those mentioned in the sales particulars are included in the sale. Any others are specifically excluded but may be available by separate negotiation.

Local Authority: Runnymede

Council Tax Band: H



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