



HURLINGHAM HOUSE

THE CROWN ESTATE,
MONTROSE GARDENS, OXSHOTT, SURREY

At the heart of the Crown Estate in Oxshott, Hurlingham House is a landmark six-bedroom English country home benefiting from exquisite, mature landscaping. The regal house is reassuringly secluded and impeccably finished.



ROYALTON



HURLINGHAM HOUSE



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From the graceful sweep of the driveway and elegant architecture to the triple garage and spectacular glass-fronted swimming pool, Hurlingham House combines traditional character and authentic detailing with cutting edge design. Extending over 12,700 sq ft, this luxurious new home offers the ultimate setting for modern family living.



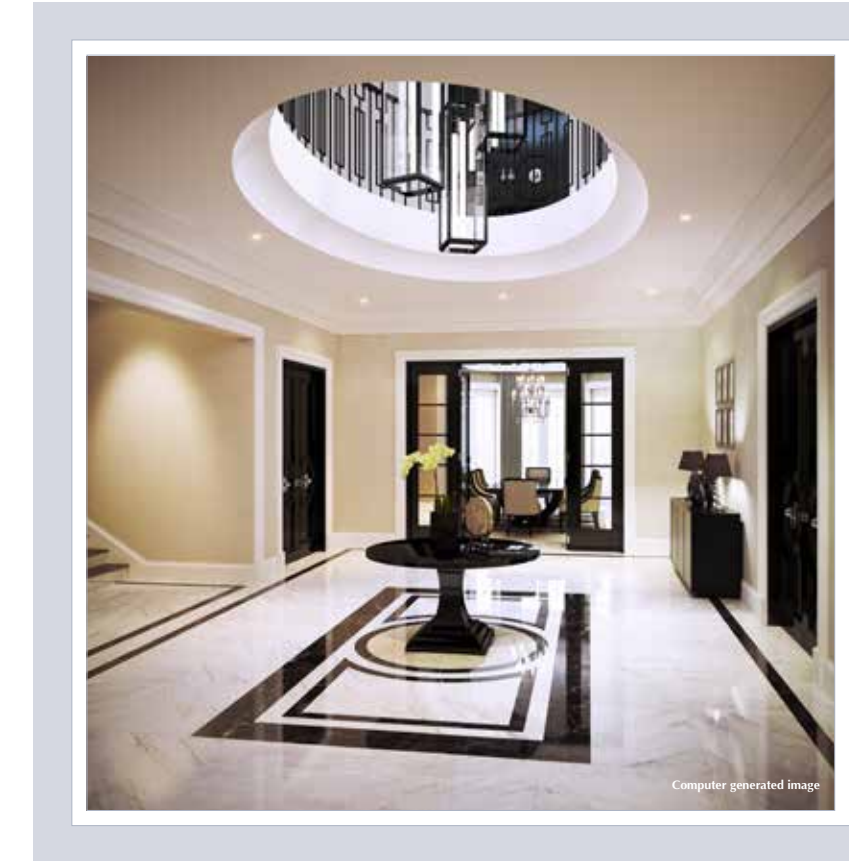
FORMAL LIVING



Typical Royaltan interior



FORMAL LIVING



Computer generated image

Hurlingham House was designed to create a lasting impression. Beyond the elegantly carved portico is an extravagantly proportioned grand hall, complete with gallery and roof lantern. The opulent dining room and drawing room are sublime settings for formal entertaining.



RELAXED LIVING



Computer generated image



RELAXED LIVING



Typical Royallon interior

The expansive kitchen/ breakfast/ family room and orangery offer relaxed open-plan family living on an unprecedented scale. French doors open onto a pergola-covered terrace to encourage al fresco dining with friends. The TV room is an ideal place to chill out, while upstairs, the playroom offers entertainment options for all the family.



BEDROOMS & EN-SUITES



Computer generated image



BEDROOMS & EN-SUITES



With its own sitting room, private terrace and spacious dressing room – in addition to the luxurious en-suite bathroom, complete with iconic circular bath – the master suite is a tranquil haven from the pace of day-to-day life. The four other bedrooms in the main house also have en-suite accommodation, while over the garage, a further guest suite has its own private entrance.



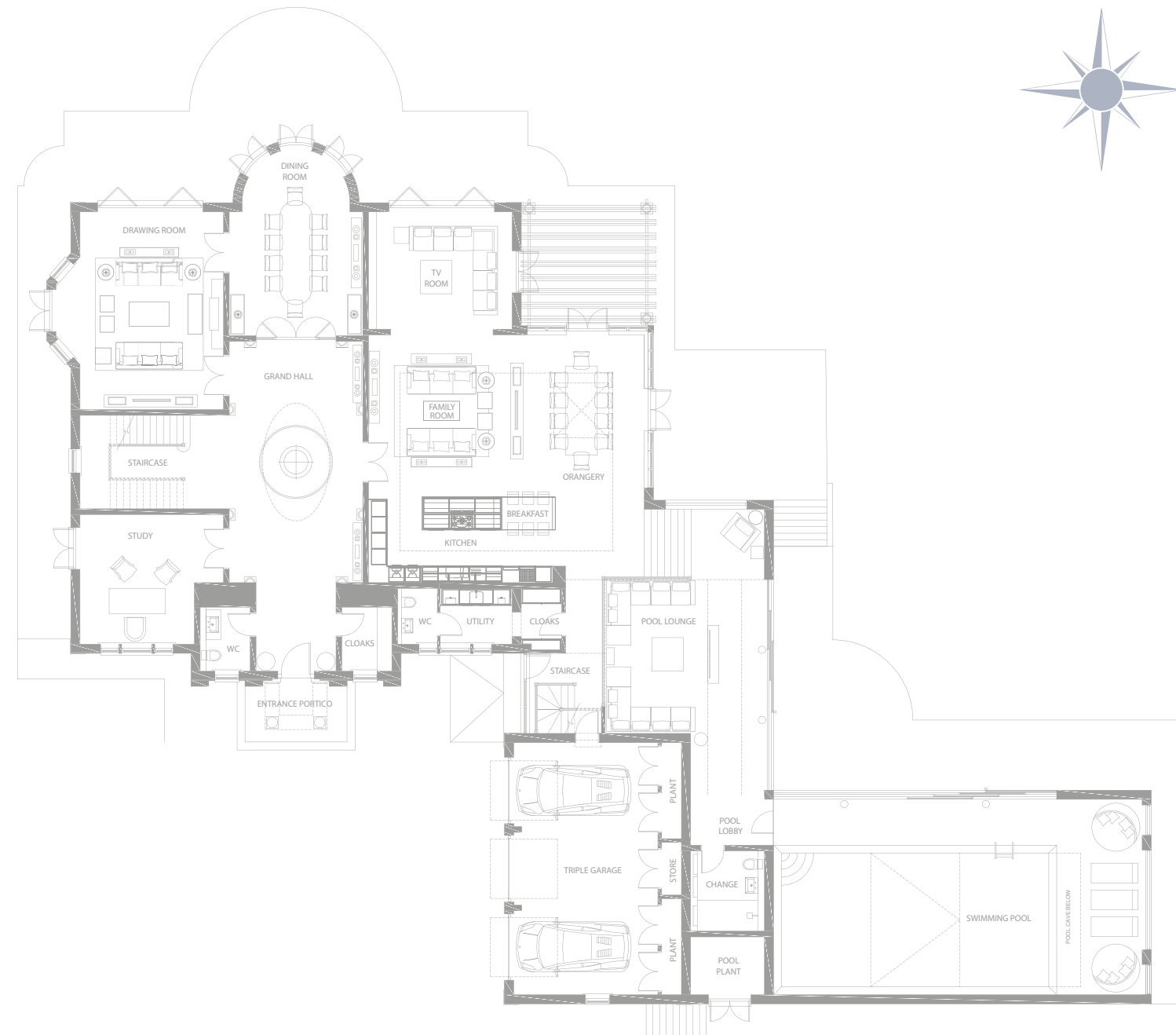
Taking full advantage of the split-level site, the leisure suite at Hurlingham House takes relaxation to another level. The spectacular swimming pool and its expansive lounge benefit from sliding doors providing access onto the lower terrace, secluded private garden.



Beautifully landscaped over two levels, with a cooking terrace, a choice of seating areas, and lush planting to enhance the mature trees and shrubs, the gardens at Hurlingham House offer every opportunity to enjoy an outdoor lifestyle.

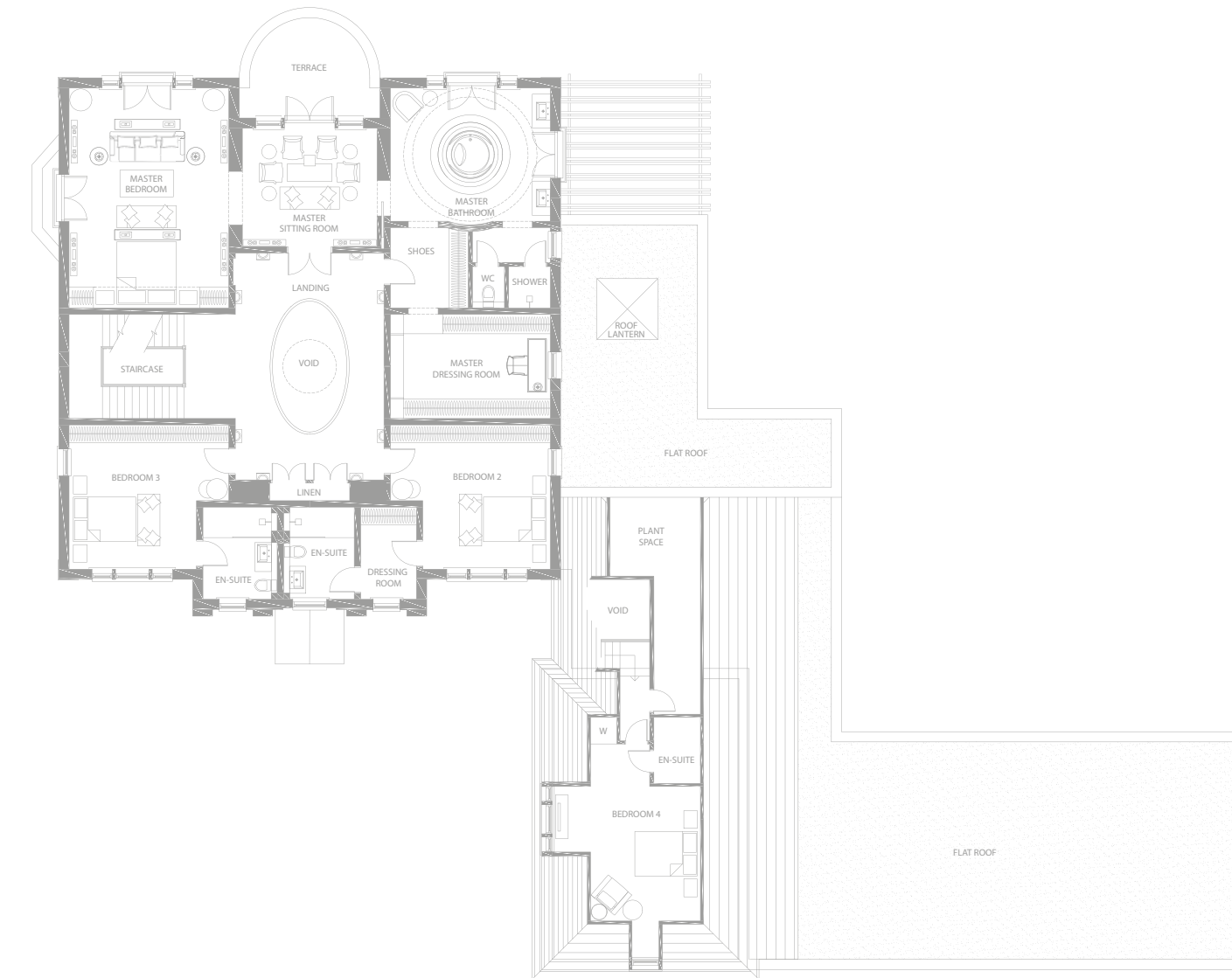
GROUND FLOOR

Drawing Room	7.45m x 5.35m 24'5" x 17'7"
Dining Room	7.05m x 4.97m 23'1" x 16'4"
TV Room	5.35m x 4.45m 17'7" x 14'7"
Study	5.35m x 4.90m 17'7" x 16'1"
WC (Hall)	3.07m x 1.92m 10'1" x 6'4"
Cloaks	2.37m x 1.92m 7'9" x 6'4"
Utility	4.26m x 2.13m 14'0" x 7'0"
Kitchen/Orangery	10.30m x 9.24m 33'9" x 30'4"
WC (Breakfast)	2.34m x 1.49m 7'8" x 4'11"
Pool Lounge	10.72m x 5.94m 35'2" x 19'6"
Change Room	3.05m x 2.96m 10'0" x 9'8"
Garage	9.40m x 5.37m 30'10" x 17'8"
Swimming Pool	10.59m x 7.38m 34'9" x 24'3"
Pool Plant	3.02m x 2.08m 9'9" x 6'8"
Grand Hall	12.32m x 4.97m 40'5" x 16'4"
Main Staircase	5.59m x 3.48m 18'4" x 11'5"



FIRST FLOOR

Master Bedroom	7.45m x 5.35m 24'5" x 17'7"
Master Sitting Room	4.24m x 4.03m 13'11" x 13'3"
Master Bathroom	5.36m x 4.45m 17'7" x 14'7"
Master Dressing Room	5.35m x 3.47m 17'7" x 11'5"
Shoes Room	2.83m x 2.59m 9'3" x 8'6"
WC (Master)	1.44m x 1.05m 4'9" x 3'5"
Shower (Master)	1.44m x 1.37m 4'9" x 4'6"
Bedroom 2	5.35m x 4.90m 17'7" x 16'1"
Bedroom 2 Dressing Room	3.07m x 1.92m 10'1" x 6'4"
Bedroom 2 En-Suite	3.07m x 2.42m 10'1" x 7'11"
Bedroom 3	5.35m x 4.90m 17'7" x 16'1"
Bedroom 3 En-Suite	3.07m x 2.47m 10'1" x 8'1"
Landing	7.60m x 4.97m 24'11" x 16'4"
Staircase	5.59m x 3.47m 18'4" x 11'5"
Bedroom 4	5.26m x 4.72m 17'3" x 15'6"
Bedroom 4 En-Suite	2.56m x 1.26m 8'5" x 4'2"

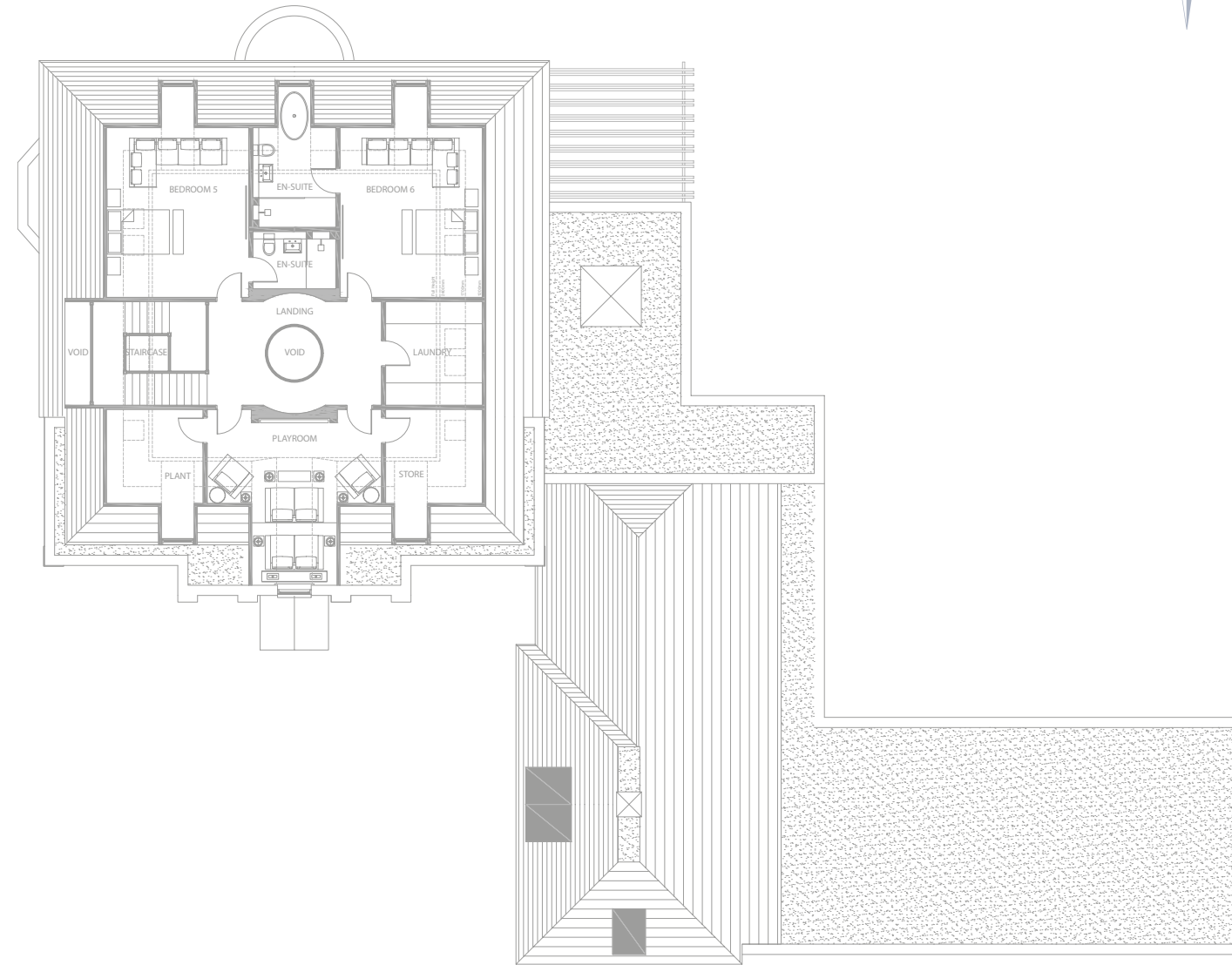




SECOND FLOOR



Bedroom 5	5.56m x 4.63m 18'3" x 15'3"
Bedroom 5 En-Suite	2.77m x 2.12m 9'1" x 7'0"
Bedroom 6	5.56m x 4.63m 18'3" x 15'3"
Bedroom 6 En-Suite	3.55m x 2.77m 11'8" x 9'1"
Laundry	3.47m x 3.09m 11'5" x 10'2"
Store	3.09m x 2.65m 10'2" x 8'9"
Playroom	5.85m x 5.84m 19'3" x 19'2"
Plant	3.09m x 2.65m 10'2" x 8'9"
Landing	5.90m x 3.47m 19'4" x 11'5"
Staircase	3.95m x 3.47m 13'0" x 11'5"



Typical Royallon interior



SPECIFICATION



EXTERIOR

Automated wooden gates with brick piers
Tegula block paving
Three-car garage with automated doors
Front portico entrance
Landscaped gardens with sandstone paving
Pergola

CONSTRUCTION

Solid concrete first and second floors with insulated screeds
10ft ceiling heights to ground floor
Traditional cavity wall construction using handmade bricks

SECURITY

Intruder and fire alarm systems
Pre-wired for CCTV
Video door entry system linked to gates
External security lighting front and rear

DOORS

High-gloss solid core front door
Solid core, bespoke internal doors throughout, including 8ft doors to ground floor and feature double doors to kitchen, drawing room and master bedroom

WINDOWS

Double-glazed timber sliding sash units with chrome ironmongery

KITCHEN/UTILITY

Fully fitted bespoke kitchen with stonework surfaces
Top of the range Miele appliances
Fully fitted utility room

BATHROOMS

Villeroy & Boch sanitaryware
Heated towel rails
Selection of marble, timber and ceramic wall and floor finishes



SPECIFICATION



HEATING AND VENTILATION

Heat recovery and fresh air ventilation system
Comfort cooling in kitchen, breakfast/family room, master suite and all second floor rooms
Under-floor heating to ground, first and second floors with zoned thermostatic controls

LIGHTING/ELECTRICAL

Mood lighting system controlled by touch screens and discreet dimming controls
Downlights fitted throughout
Feature 5 amp lighting circuits
Polished chrome sockets and switches throughout

NETWORK/COMMUNICATIONS

Cat 5e wired with network and telephone sockets in principal rooms

AUDIO/VISUAL

Multi-room audio-visual control system with touch screens
8 zones of audio with fitted ceiling speakers
Aquavision TV in master bathroom
HDTV network points to allow for digital and satellite TV distribution to primary rooms

INTERIOR FEATURES

Coffered ceilings in selected rooms
Feature fireplace in drawing room
Bespoke architraves, skirtings, plinth blocks and decorative cornices
Galleried reception with 10m high roof lantern
Annexe with fitted bathroom above triple garage
Carpets to bedrooms
Fitted wardrobes to master dressing rooms

WARRANTY

Royalton 2-year warranty
10-year construction warranty



LOCATION

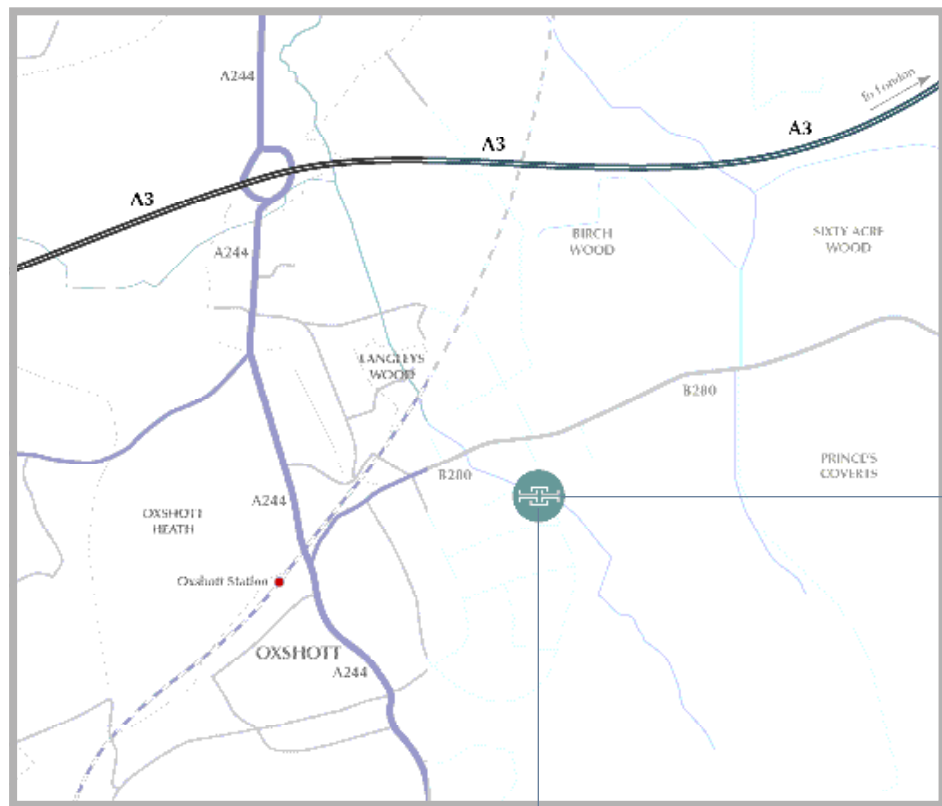
Surrounded by green belt woodland and open farmland, within an area of great natural beauty, the village of Oxshott is one of the most desirable in the country. Just 17 miles south-west of London, its excellent amenities ensure it offers so much more than the archetypal commuter village, with a wide range of independent stores, a choice of village pubs and the prestigious Danes Hill School. The Oxshott Village Sports Club boasts facilities for cricket, football, squash and tennis, while golf clubs abound in the verdant Surrey countryside and the racecourses at Sandown, Epsom and Kempton Park are all nearby.



LOCATION



For more diverse entertainment, high street stores and quality supermarkets – and a further selection of schools, including Claremont Fan Court school, ACS International School and Notre Dame – the bustling towns of Cobham, Esher and Kingston-upon-Thames are within easy reach.



Surrey has long been a popular address for those who like being close to London but enjoy the tranquility of a more rural setting.



CENTRAL LONDON
22 miles | 30 min

Just 30 minutes from London Waterloo, with trains every half an hour (more frequently at peak times), the village is a mere five minutes by car to both the A3 Portsmouth Road and the M25.





EXPERIENCE ROYALTON



St George's Hill, Weybridge



Esher

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Corwen Manor



EXPERIENCE ROYALTON



Esher Park Avenue, Esher



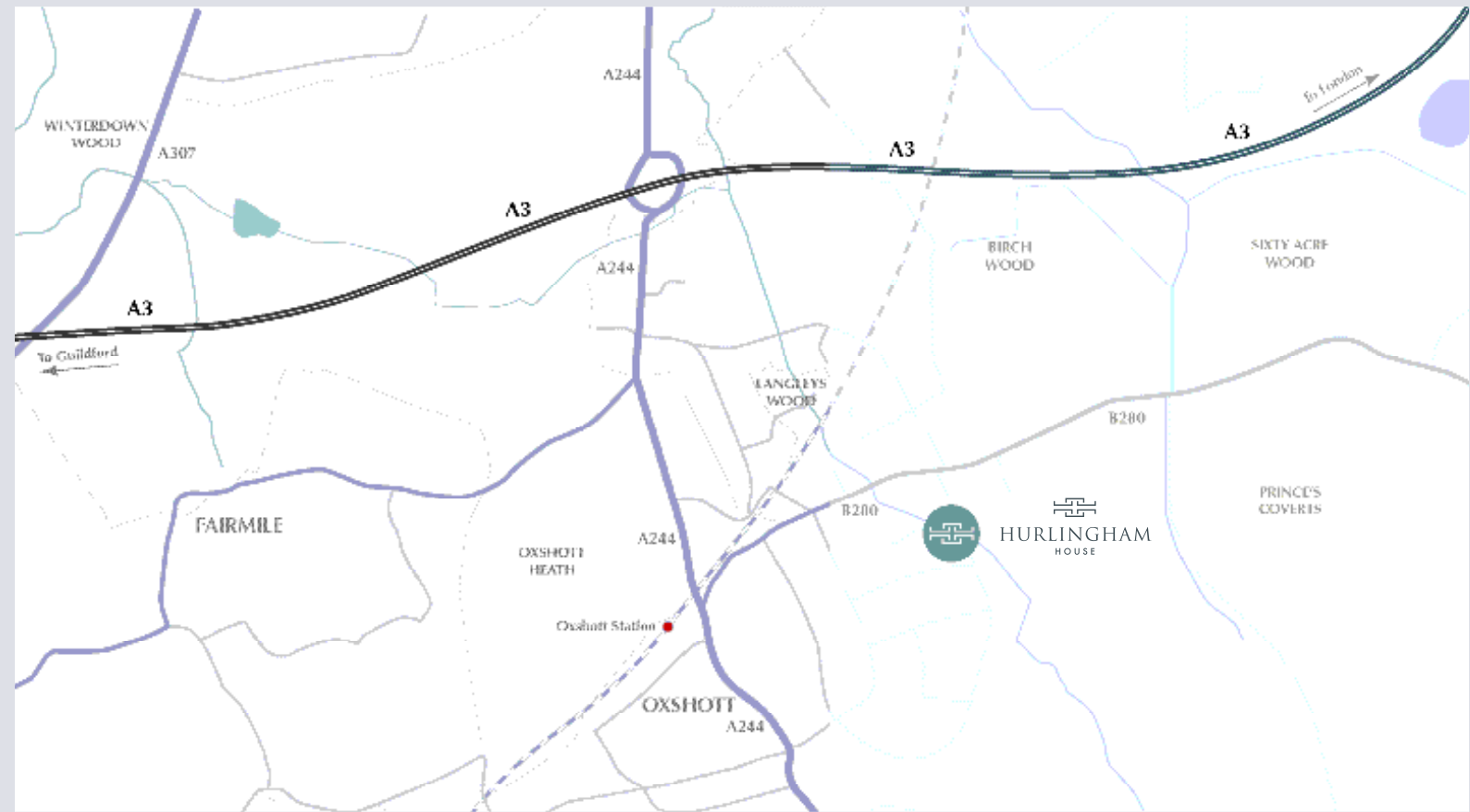
The Crown Estate, Oxshott



Woodlawn



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