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 impecably finished.
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.
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 lanterns. The opulent dining room and drawing room are sublime settings for formal entertaining.
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.
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.
**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 principal 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

**SECURITY**
- Intruder and fire alarm systems
- Pre-wired for CCTV
- External security lighting front and rear
- 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
- Solid core, bespoke internal doors throughout

**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

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

**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

**SPECIFICATION**
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.

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.

Just 30 minutes from London Waterloo, with trains every hour (more frequently at peak times), the village is a mere five minutes by car to both the A3 Portsmouth Road and the M25.
For over a decade, Royalton has established an unrivalled reputation for building the finest residences throughout Surrey and Berkshire. With a single focus and passion for creating the very best in luxury living.
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