



## IMPRESSIVE NEW BUILD PROPERTY OF OVER 11,000 SQ FT ON THE CROWN ESTATE

BROOKWOOD HOUSE  
4 BIRDS HILL DRIVE, OXSHOTT, SURREY, KT22 0SW









# STUNNING EXECUTIVE RESIDENCE BUILT TO THE HIGHEST QUALITY AND SPECIFICATION

## BROOKWOOD HOUSE

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Prestigious private estate location ♦ Luxury kitchen/breakfast/family room ♦ 4 reception rooms ♦ Indoor swimming pool complex with steam room, Jacuzzi, changing facilities and WC ♦ Gym ♦ Master bedroom suite with balcony, luxurious en suite bathroom and separate dressing room ♦ 5 additional bedrooms and 4 bathrooms ♦ Separate staff annexe with living room, bedroom, kitchen facility and shower room ♦ 2 guest cloakrooms ♦ Utility/boot room ♦ Triple garage ♦ South west facing landscaped garden ♦ EPC rating B

### Description

Brookwood House is a magnificent new build home, built to exacting standards by renowned local developers, Claremont Homes. With its classical rendered elevations and sash windows, this fabulous Palladian style home provides thoughtfully planned accommodation of over 11,000 sq ft. It features an impressive indoor swimming pool complex with steam room and Jacuzzi that will be the envy of many.

The grand galleried entrance hall has an imposing helical staircase with marble steps, bespoke designed spindles and balustrade. There are high ceilings throughout with deep cornicing and bespoke lighting details.

All the rear facing rooms have stunning bi-fold doors leading to the spacious entertaining terrace and gardens beyond. The bespoke designer kitchen is by Crouch Design and features a large central island, appliances from Miele, additional fridge freezer and full height wine cooler. The family room and breakfast area enjoy views of both the garden and the indoor swimming pool. The adjacent utility room is equipped with Miele washing machine and tumble dryer. A generous sized study, TV room, gym and guest cloakroom complete the downstairs accommodation.

On the first floor, the magnificent master bedroom suite has a bespoke walk in dressing room and luxury en suite bathroom with Villeroy and Boch sanitary ware, marble detailing, walk in wet room and sumptuous bath and separate WC area.









There is also an adjacent sitting area with doors leading on to a private balcony overlooking the garden. There are three further individually designed bedrooms to this floor, all with an en suite bathroom and separate dressing room.

The second floor provides a fantastic cinema room, guest WC and two further bedrooms, one with an en suite bathroom. There are extensive storage areas to this floor and a mirrored atrium to the landing area with feature lighting.

A self contained annexe sits above the triple garage, comprising a bedroom, living room, kitchen facility and a shower room.

Outside, the property is approached via private electric gates providing security and access to the expansive resin bonded and block paved driveway and triple garage. The individually designed landscaped garden is south west facing and mainly laid to lawn with attractive shrub borders and a wide terrace, perfect for entertaining.

### Situation

Set in the heart of the Crown Estate in Oxshott, one of the most prestigious private estates in the area, Brookwood House enjoys a prominent location on the Estate.

For the commuter, transport links are excellent – a 32 minute train journey from Oxshott mainline station takes you to London Waterloo, whilst the A3 and M25 nearby give easy road access both to central London, the wider motorway network and to Heathrow Airport (about 18 miles) and Gatwick Airport (about 22 miles).

A selection of shops and amenities are available locally in and around Oxshott, Cobham & Esher, with larger shopping centres at Kingston (about 7 miles) and Guildford (about 14 miles).

There are excellent sporting facilities in the area, with several golf clubs as well as the Oxshott Village Sports Club, which has nine all-weather tennis courts. The Beaverbrook Country Club is also nearby. In the wider area, racing is available at Ascot, Windsor, Kempton Park and Sandown. Oxshott Heath and Esher Common are both nearby and are excellent for recreation and dog walking.

There is an impressive selection of schools in the area, including Danes Hill School in Oxshott and Reed's School in Cobham, Claremont Fan Court in Esher, Rowan Preparatory School in Claygate and the Yehudi Menuhin and ACS in Cobham.





### Technical Specification

- Concrete ground, first and second floors
- Under floor heating throughout the house, all rooms are individually thermostatically controlled
- Air conditioning to gymnasium
- Pressurised hot water system
- Programmable lighting to all rooms
- Integrated Sonos music system to principal rooms
- Comprehensive alarm and security facility with external cctv monitoring
- Video entry system accessed from all floors
- Pre-wired for satellite services to all tv points
- Bespoke wrought iron electric entrance gates
- Garages with remote controlled doors
- NHBC 10 year warranty

### Viewing

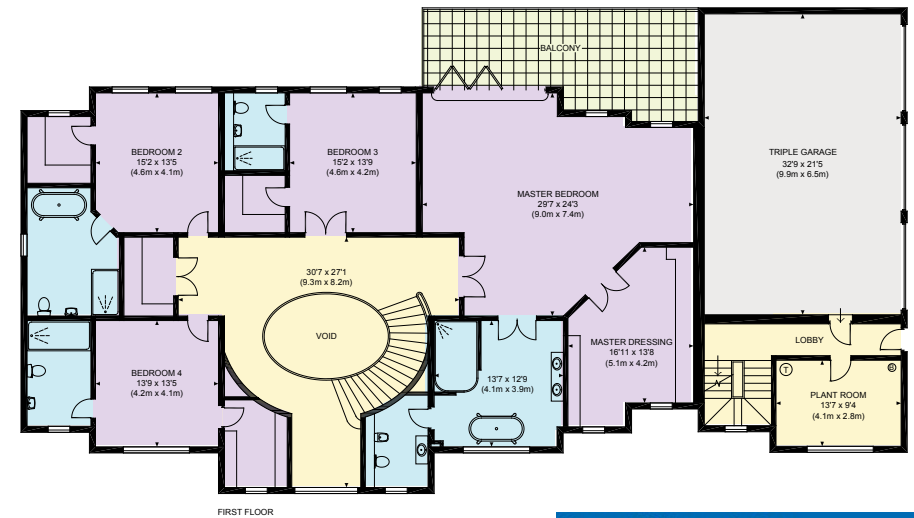
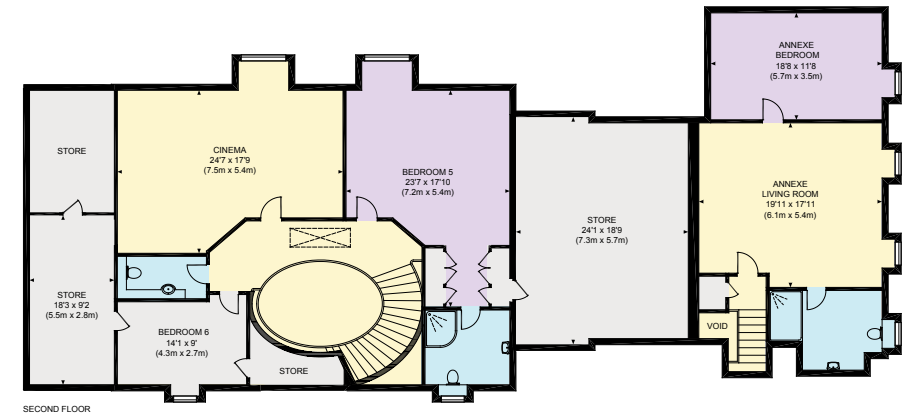
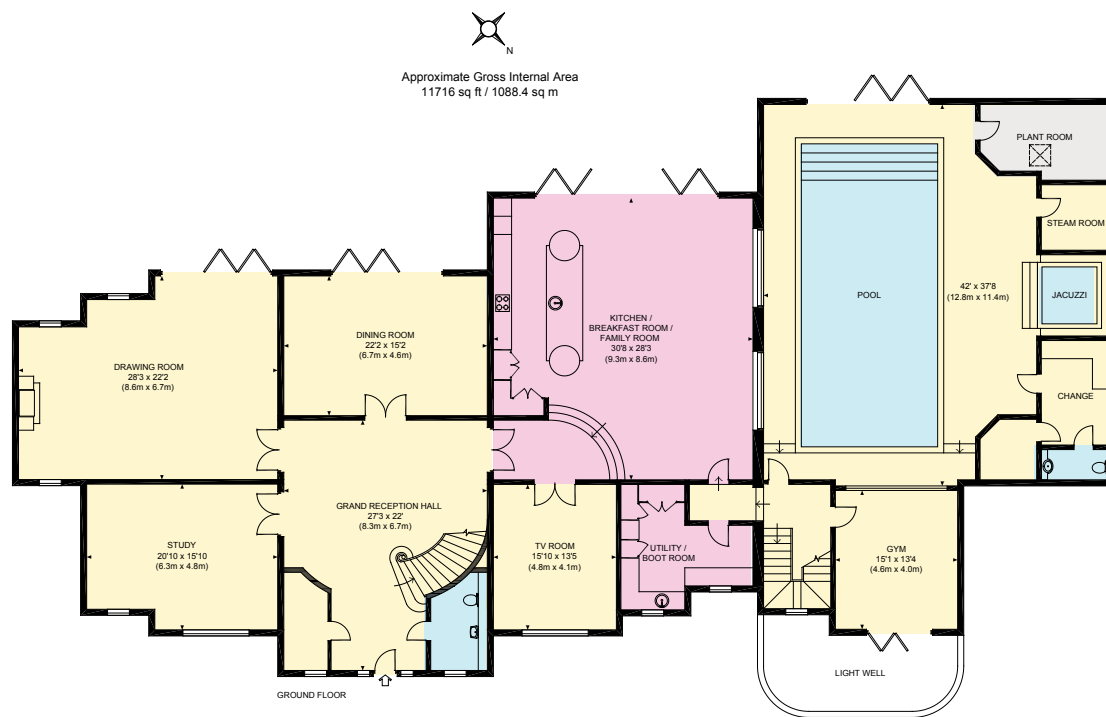
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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            | 87      | 88        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |