

HILLS END

TITLARKS HILL SUNNINGDALE SL5 4NR





A UNIQUE OPPORTUNITY

It is seldom that a large, opulent and brand-new mansion is offered for sale in exclusive Sunningdale in Berkshire. It is even more rare that a newly created classical country house should become available on Titlarks Hill, one of Sunningdale's most desirable addresses. Hills End, however, fulfils all these highly sought-after criteria; standing in large, private and secluded grounds at the end of Titlarks Hill, Hills End is a substantial property with extensive accommodation over three storeys.

On the ground floor, the grand entrance hall leads to a stunning central circular lobby, giving on to a drawing room and dining room, a bow-windowed library and adjacent study. There is a family room leading to an open-plan breakfast room, kitchen and orangery. There is a substantial swimming pool, gym and spa complex. The circular staircase leads to the first floor which contains 5 guest bedrooms, all with en suite bathrooms. The principal bedroom suite includes a lounge, plus His and Hers dressing rooms and bathrooms.

The upper floor contains a sixth en suite guest bedroom, central games room, state-of-the-art media room, and an external west facing sky terrace overlooking the greens and fairways of Sunningdale Golf Club. All three floors are served by a lift. Hills End also includes two gatehouses with extensive garage space, as well as comfortable and spacious staff accommodation on the upper floor.

Hills End has been evolved, designed and executed by Consero London, a leading English luxury development, project management and design house that creates truly exceptional private residences in some of the world's most desirable locations. Consero London specialises in bringing its exceptional capabilities to the evolution of properties in central London and the Home Counties.







SPACIOUS AND INVITING

Hills End is truly remarkable for its classical exterior elevations and façades - and those same timeless principles are expressed throughout the property's gracious interior. Natural light is everywhere, flooding rooms with brightness and providing a tangible link between outdoors and indoors. Perfectly proportioned rooms embrace lofty ceilings; there are splendid views from large picture windows - and energising free-flowing open-plan spaces connect living areas.

Furnishings and décor have been carefully curated and gathered from around the world to provide harmony and contrast, craftsmanship and artistry, so that each room is a new discovery, a new source of pleasure and delight. Kitchens and bathrooms are equipped with the very latest appliances - and ergonomically designed surroundings ensure their effortless ease of use. The entire property is installed with advanced communications and entertainment networks, and the upper-floor media room is a triumph of cinematic and sound sophistication.

Equal attention to detail has been lavished on the gym/swimming pool suite and the gatehouse, and the entire property reflects a commitment to the highest standards of consummate skill and workmanship.





STUDY





DRAWING ROOM



DINING ROOM



KITCHEN



KITCHEN



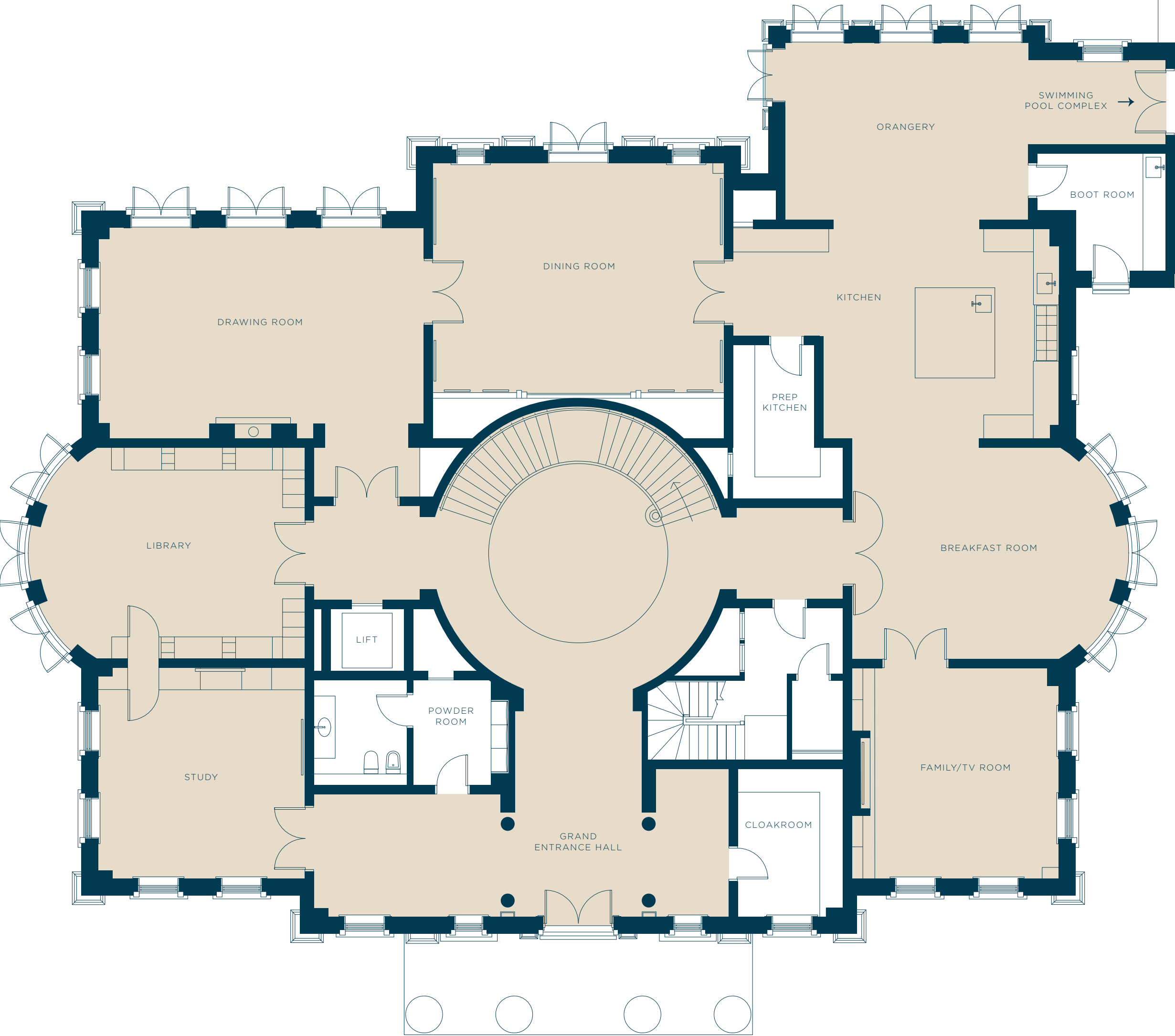
BREAKFAST ROOM



FAMILY/TV ROOM



GROUND FLOOR



| FINISHED CEILING HEIGHTS 3.6M | | |
|-------------------------------|-----------------------|-------------------------|
| Gross External Area | 866.30 m ² | 9324.77 ft ² |
| Gross Internal Area | 779.25 m ² | 8387.78 ft ² |

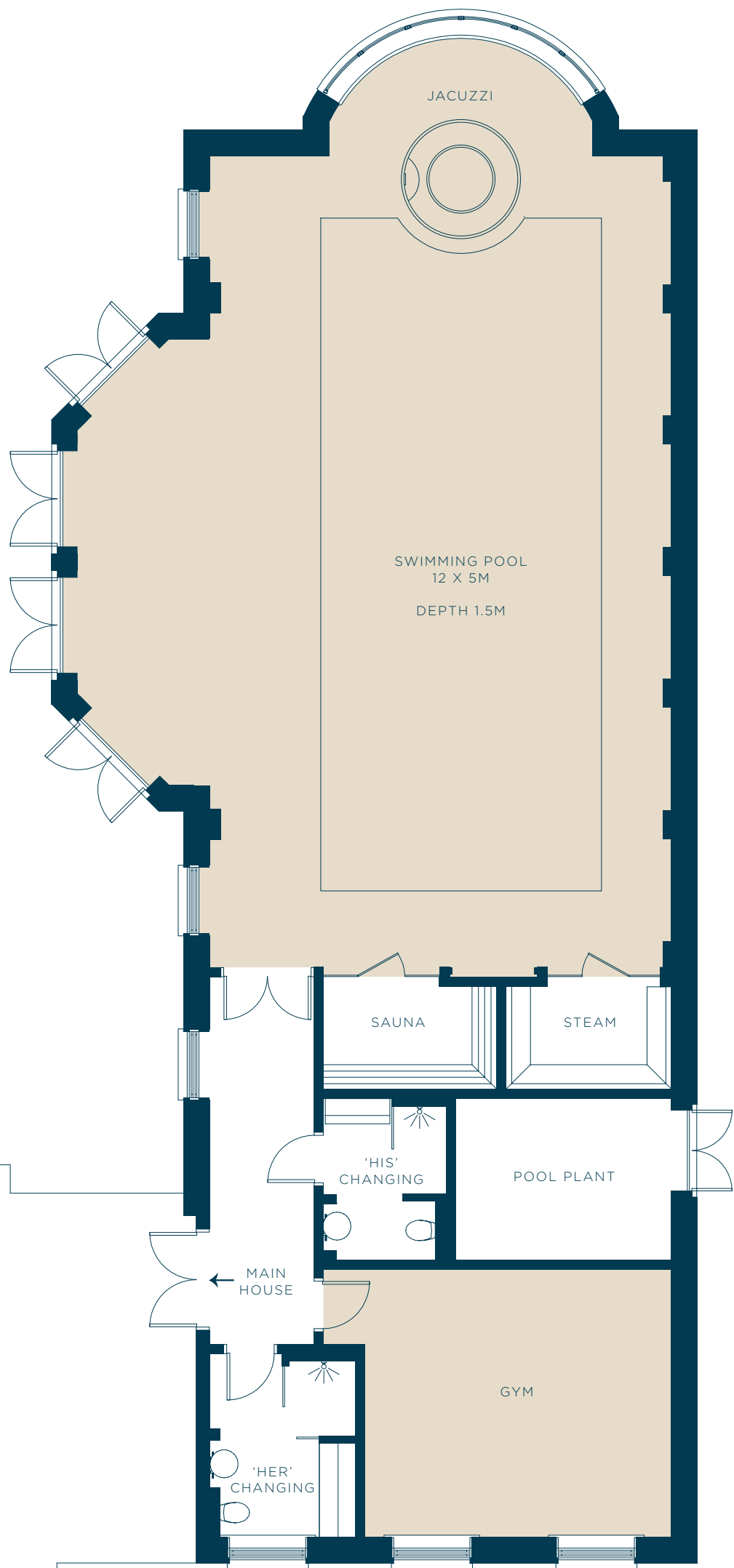
| | | |
|---------------------|------------|---------------|
| Grand Entrance Hall | 11.3 x 5.9 | 19'3" x 37'0" |
| Drawing Room | 8.8 x 7.3 | 29'0" x 24'0" |
| Dining Room | 7.9 x 7.5 | 25'9" x 24'6" |
| Orangery | 10.3 x 4.8 | 33'8" x 15'6" |
| Kitchen | 8.8 x 5.7 | 29'0" x 18'8" |
| Breakfast Room | 7.5 x 5.7 | 24'6" x 18'8" |
| Library | 7.5 x 5.7 | 24'6" x 18'8" |
| Family/TV Room | 5.6 x 5.7 | 18'4" x 18'8" |
| Study | 5.6 x 5.7 | 18'4" x 18'8" |

SWIMMING POOL COMPLEX



GROUND FLOOR
SWIMMING POOL COMPLEX

| | | |
|---------------|------------|---------------|
| Swimming Pool | 12.0 x 5.0 | 39'4" x 16'5" |
| Gym | 4.8 x 6.2 | 15'7" x 20'3" |





ELEGANT FIRST FLOOR

With a magnificent central circular landing leading from the grand staircase, the first floor is presided over by a handsome Principal Suite comprising private lounge and master bedroom, as well as both His & Hers bathrooms and dressing rooms. In addition, the first floor has four guest bedrooms with en suite bathrooms and dressing rooms or walk-in wardrobes.

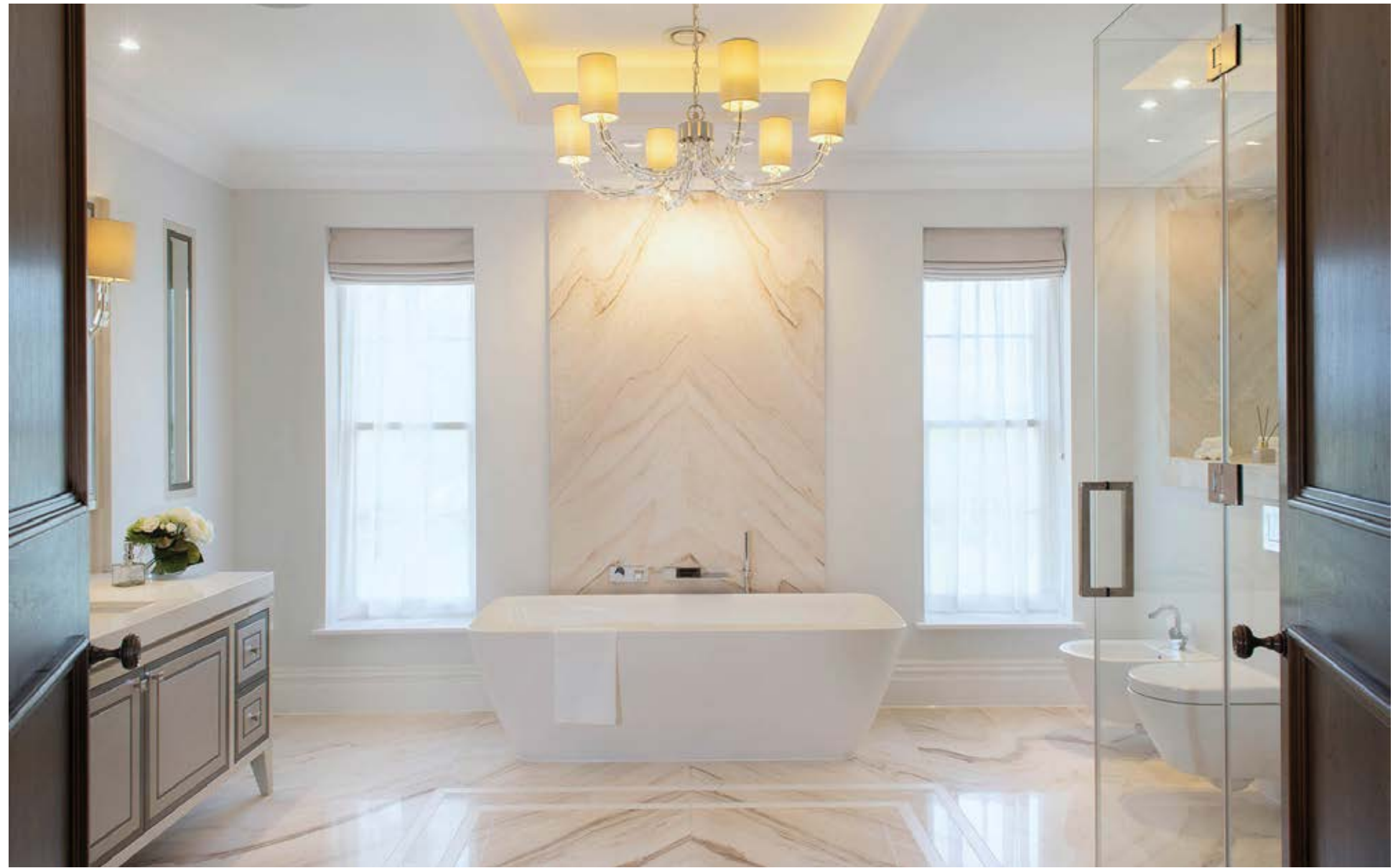
Displaying a variety of elegant finishes, the bathrooms include sanitaryware by Villeroy and Boch, crafted designer brassware, vanity tops of exotic polished stone and marble, plus heated towel rails. As well as being accessible by the main stairway, there is also a lift to the first floor.

PRINCIPAL BEDROOM AND LOUNGE



'HER' DRESSING ROOM

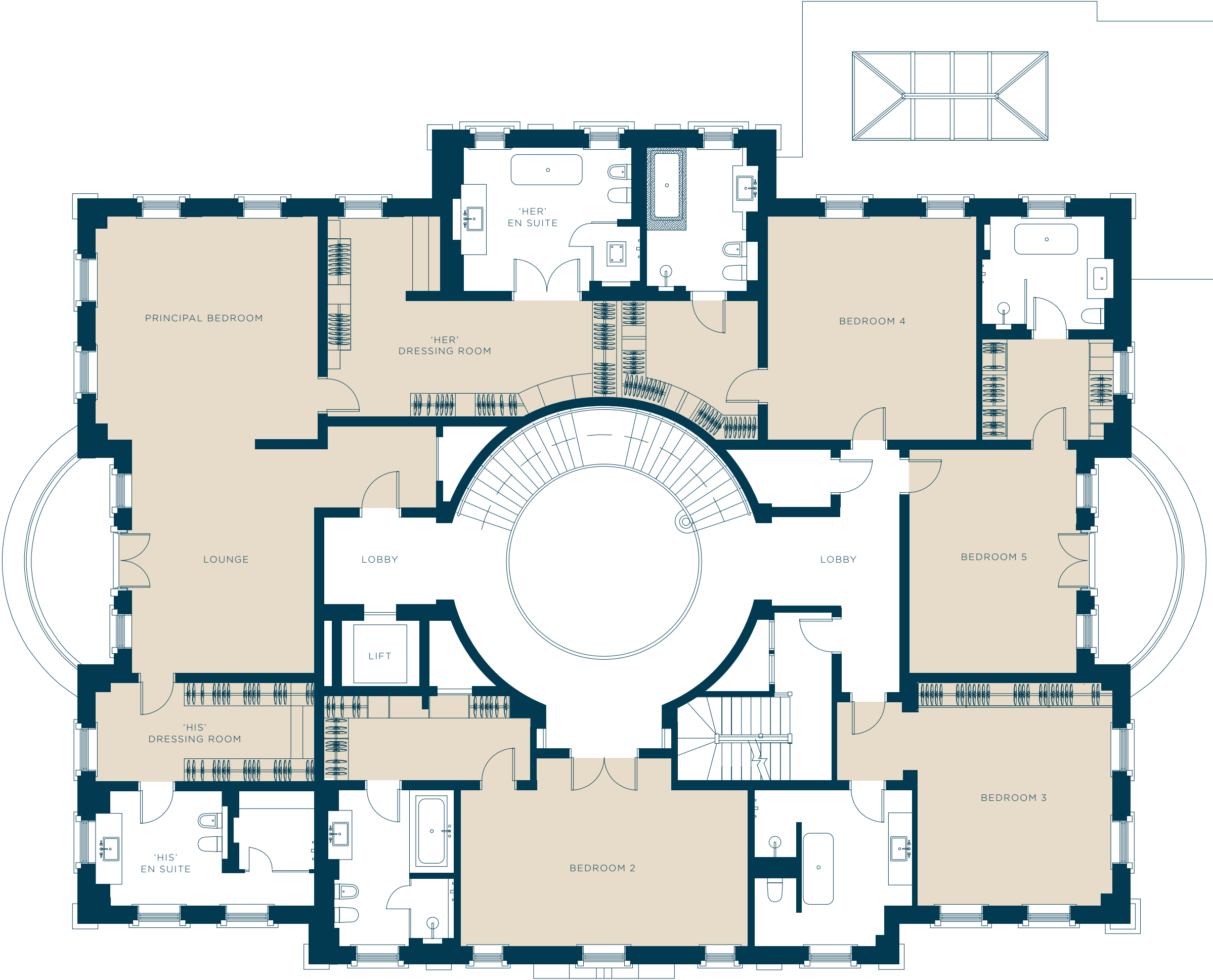




'HIS' DRESSING ROOM



FIRST FLOOR



| FINISHED CEILING HEIGHTS 3.0M | | |
|-------------------------------|-----------------------|-------------------------|
| Gross External Area | 543.53 m ² | 5850.51 ft ² |
| Gross Internal Area | 436.48 m ² | 4698.23 ft ² |

| | | |
|-------------------|-----------|---------------|
| Principal Bedroom | 5.6 x 5.7 | 18'7" x 18'8" |
| Lounge Area | 7.8 x 5.7 | 25'7" x 18'8" |
| Her Dressing Room | 7.4 x 5.1 | 24'3" x 16'7" |
| His Dressing Room | 5.6 x 2.5 | 18'4" x 8'4" |
| Bedroom 2 | 7.3 x 4.8 | 24'1" x 15'8" |
| Dressing Room | 5.3 x 2.2 | 17'3" x 7'1" |
| Bedroom 3 | 7.0 x 5.7 | 23'1" x 18'8" |
| Bedroom 4 | 5.3 x 5.7 | 17'5" x 18'8" |
| Dressing Room | 3.5 x 3.6 | 11'4" x 11'7" |
| Bedroom 5 | 4.3 x 5.7 | 14'1" x 18'8" |
| Dressing Room | 3.3 x 2.6 | 11'0" x 8'5" |

ENTERTAINING SECOND FLOOR

Containing a further guest bedroom with en suite bathroom, the second floor plays host to a magnificent and exceptionally spacious Sky Lounge, ideal for entertaining and for enjoying the surrounding views of both open countryside and Sunningdale golf course. Large folding doors lead on to a Sky Terrace, which acts as an outdoor social area and as a natural extension to the Sky Lounge.

The second floor Media Room delivers a richly immersive cinematic experience, thanks to its extra-comfortable seating, wide-screen surround-sound specifications, plus full connectivity to global music, entertainment and communications media. As well as being accessible by the main stairway, there is also a lift to the second floor.



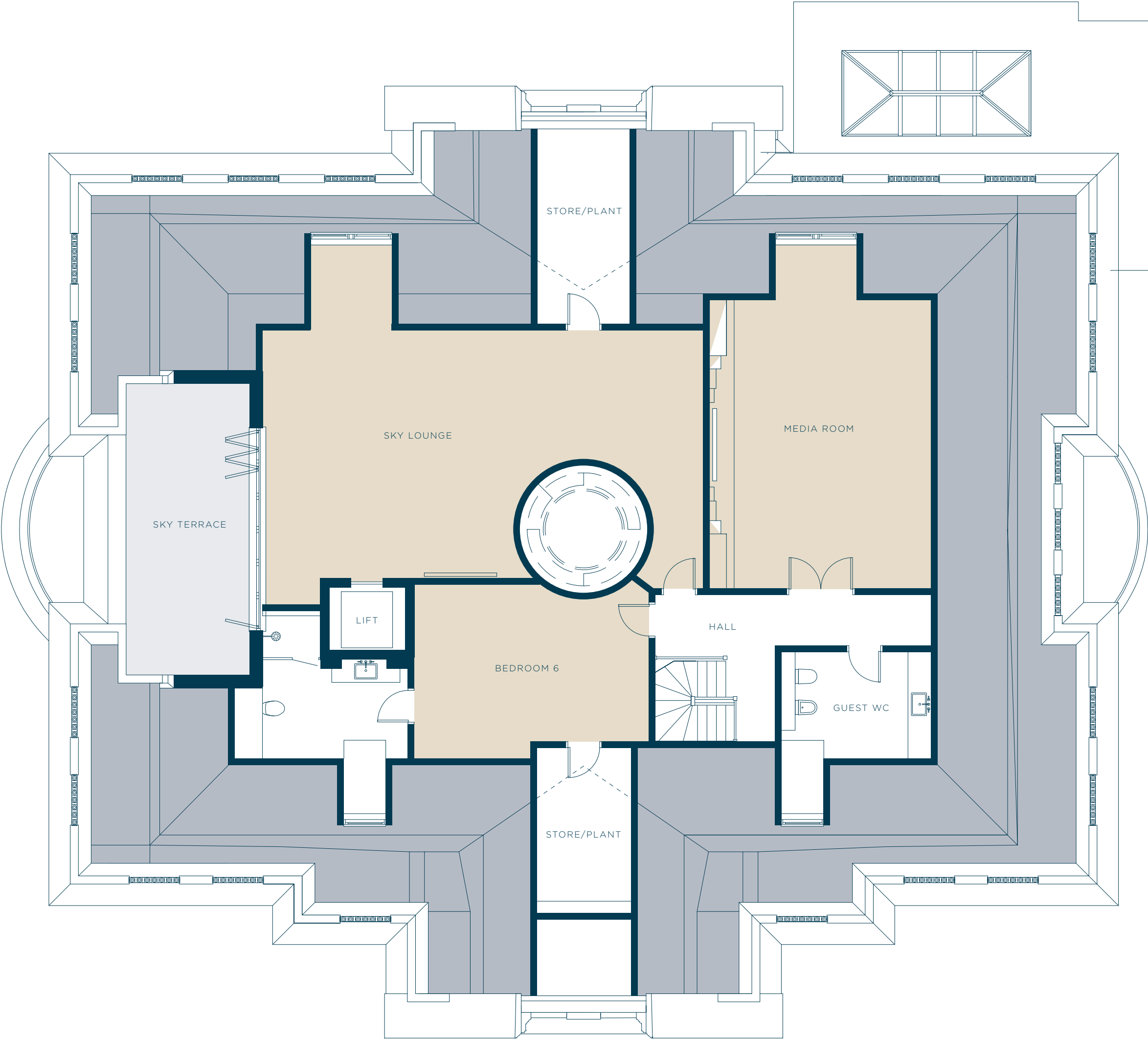
MEDIA ROOM



CGI OF SKY TERRACE



SECOND FLOOR



| FINISHED CEILING HEIGHTS 2.6M | | |
|-------------------------------|-----------------------|-------------------------|
| Gross External Area | 414.22 m ² | 4458.63 ft ² |
| Gross Internal Area | 221.77 m ² | 2387.11 ft ² |

| | | |
|-------------|------------|---------------|
| Sky Lounge | 11.9 x 9.7 | 38'3" x 31'7" |
| Media Room | 5.9 x 9.3 | 19'3" x 30'4" |
| Bedroom 6 | 6.2 x 4.6 | 20'4" x 15'2" |
| Sky Terrace | 3.3 x 7.7 | 10'7" x 25'3" |



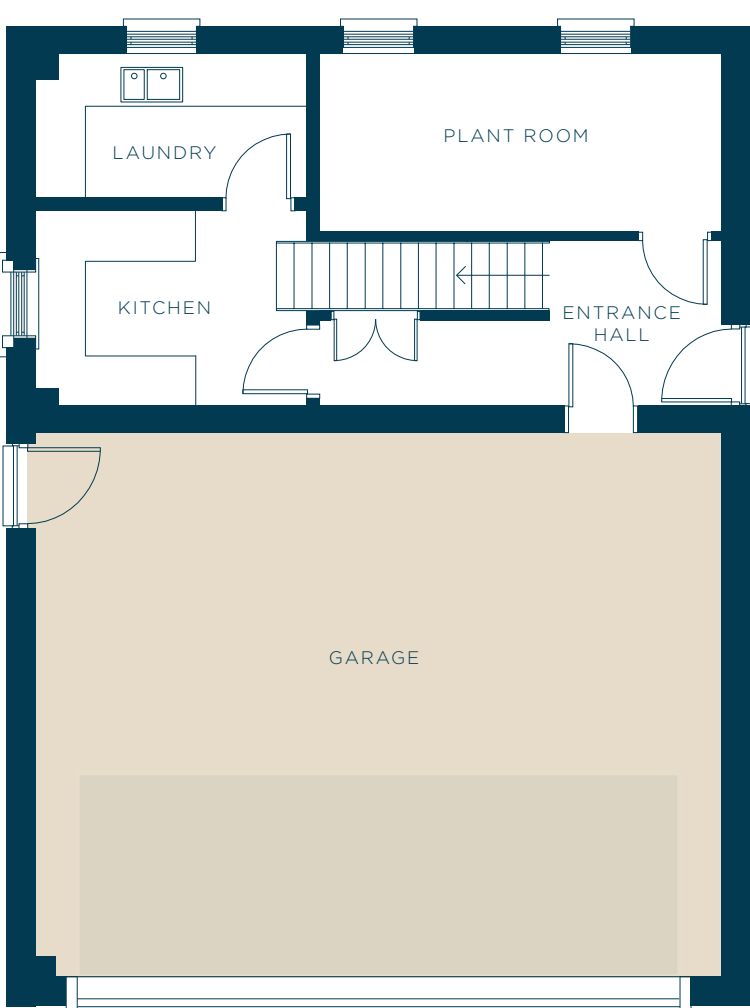


GATEHOUSE ONE

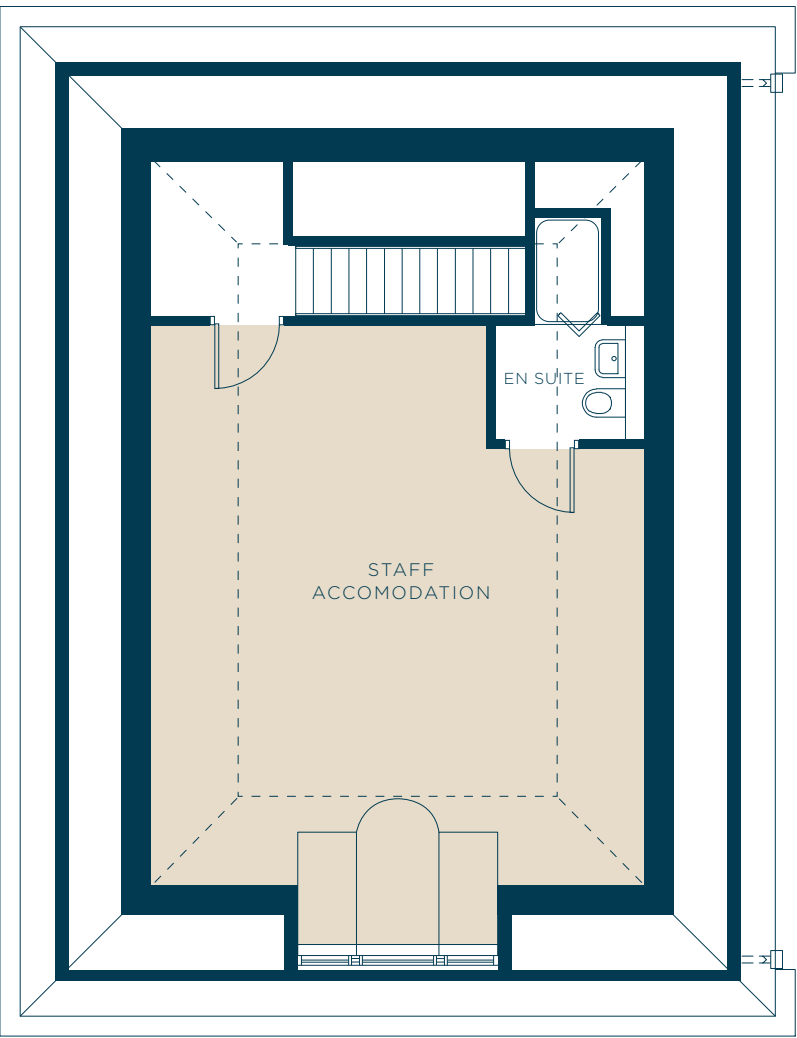
| | | |
|---------------------|-----------------------|-------------------------|
| Gross External Area | 122.77 m ² | 1321.49 ft ² |
| Gross Internal Area | 160.34 m ² | 1725.88 ft ² |

| | | |
|---------------|-----------|---------------|
| Garage | 6.3 x 5.9 | 20'6" x 19'3" |
| Accommodation | 5.3 x 3.8 | 17'3" x 12'4" |

GROUND FLOOR



FIRST FLOOR

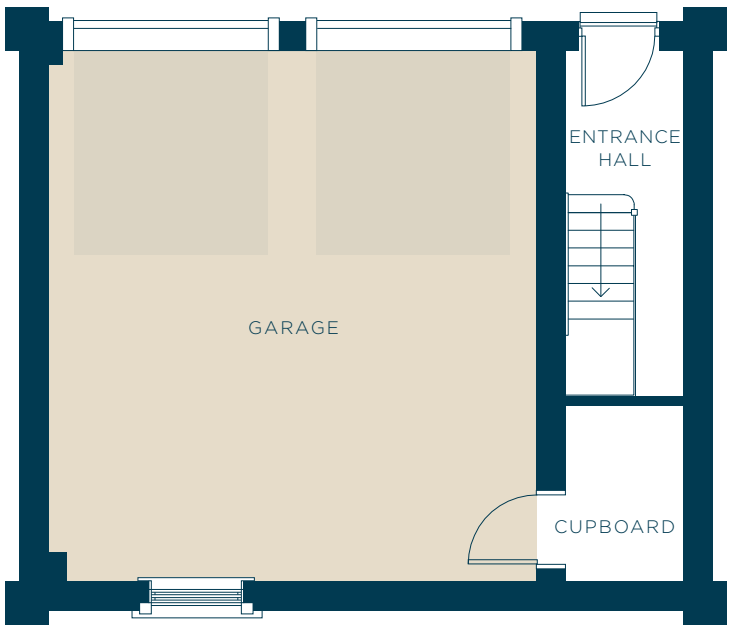


GATEHOUSE TWO

| | | |
|---------------------|----------------------|------------------------|
| Gross External Area | 68.68 m ² | 739.26 ft ² |
| Gross Internal Area | 77.53 m ² | 834.52 ft ² |

| | | |
|---------------|-----------|---------------|
| Garage | 6.9 x 6.3 | 22'5" x 20'7" |
| Accommodation | 4.0 x 5.3 | 13'2" x 17'4" |

GROUND FLOOR



FIRST FLOOR



PROPERTY SUMMARY

Magnificent Palladian mansion standing in large, private and secluded grounds on a private road at the end of Titlarks Hill, Sunningdale.

PLOT SIZE

7,083 m² | 1.75 acres | 0.70 Hectares

GROSS EXTERNAL AREA

1,811 m² | 19,504 ft²

GROSS INTERNAL AREA

1,628 m² | 17,534 ft²

ACCOMMODATION

- Grand entrance hallway
 - Cloakroom
 - Study
 - Library
 - Drawing Room
 - Kitchen
 - Prep Kitchen
 - Breakfast Room
 - Orangery
 - Family/TV Room
 - Swimming Pool
 - Sauna
 - Steam Room
 - Jacuzzi
- His and Her Changing Rooms
 - First floor landing
 - Principal Suite with his and her bathrooms and dressing rooms
 - 5 guest suites with en suite bathrooms, fitted wardrobes or dressing rooms
 - Second floor landing
 - Media Room
 - Sky Lounge
 - Sky Terrace
 - Lift
 - 2 x Plant Room
 - Pool Plant Room
 - 2 gatehouses, garaging with parking for 5 cars, laundry room and staff accommodation

EXTERNAL SPECIFICATION

| | |
|--------------------|---|
| LANDSCAPE DESIGN | Landscaped garden meticulously design by award-winning landscape designers |
| LANDSCAPING | Sweeping formal lawn to the rear with scented labyrinth garden Herb garden on the right side of the house with water feature |
| FAÇADE | Natural French limestone, hand carved in Paris and handmade brickwork |
| DRIVEWAY | Granite set sweeping driveway. Large water fountain with 5 small bubbling fountains as feature in the circular driveway |
| FOOTPATHS | Stone-paved pathways through the grounds |
| ROOF | Natural slate roof tiles |
| FRONT DOOR | Bronze/Black painted with applied lead and bronze ironmongery |
| BOUNDARY TREATMENT | Hedging and decorative trees to front boundary |
| COURTYARD | Two gatehouses that garage 5 cars in total with automatic electric doors, plus 5 additional parking spaces in the courtyard |
| GATEHOUSE 1 | 3 car parking spaces Electric Doors Laundry Room Timber internal staircase with separate access First floor private accommodation with en suite shower |
| GATEHOUSE 2 | 2 car parking spaces Electric Doors Timber internal staircase with separate access First floor private accommodation with kitchenette and en suite with shower |
| TERRACING | Rear terrace stone-paved with direct access drawing room, dining room, orangery and swimming pool. A relaxed reading terrace that has direct access from the library. And a further herb garden that has direct access from the breakfast room. |
| LIGHTING | Hidden external lighting dispersed throughout the grounds providing soft ambient lighting |
| ENTRANCE GATES | Two bespoke entrance gates set in French limestone piers and red brick with entry panel system and lighting |
| SECURITY | Fitted with an alarm system and CCTV cameras have been installed throughout Further upgrades are available in the Gatehouses with separate conversations with Consero London to suit your individual needs |

INTERNAL SPECIFICATION

KITCHEN

Farrow & Ball painted walls
Calacatta Vagli marble worktops with central island
Lacanche 6 ring burner with 2 gas ovens, subzero wine fridge, fridge, dishwasher, microwave, Perrin and Row instant hot water tap, stainless steel sink, extractor fan

PREP KITCHEN

Farrow & Ball painted walls
Quartz worktop
Multi-function stainless steel single over, stainless steel microwave over, black glass 4-zone Hob, fully integrated freezer, built-in larder fridge, canopy extractor, stainless steel sink, internal pull-out waste bin

BATHROOMS

A variety of finishes including:
- Sanitaryware by Villeroy and Boch
- Brassware by Fantini, Samuel Heath and Crosswater
- Vanity tops Calacatta, Nero Marquina, Palisandra Classico & Nuvolato, Bianco Sivec, Tavertine Dark, Timber and Emperador Crema polished marble
- Heated towel rails

FLOORS

A variety of finishes including:
- Botticino Fiorito marble floor tiles
- Calacatta Gold and Mystic White marble floor features
- Herringbone and straight plank oak-stained and polished wood flooring
- Porcelain floor tiles
- Sand-blasted Botticino floor

STAIRCASE

Marble-clad, metal balustrade with oak timber handrail

DOORS

Internal doors are walnut, stained and polished

AUDIO VISUAL

HD TV points complete with HDMI cables have been installed to various locations: study, drawing room, dining room, kitchen, orangery, family/TV room, gym, media room, sky lounge and all bedrooms. Crestron system to control heating, lighting, audio, video and TV which can be controlled from apps downloaded to mobile phones or tablets

SPEAKERS

Integrated speakers on wireless play located in: study, library, drawing room, dining room, kitchen, orangery, family room/TV room, gym, swimming pool, principal bedroom, bedroom 2, sky lounge. Surround zone in media room and family/TV room

LIGHTING & TEMPERATURE

Via KNX OLED display

AIR CONDITIONING

VRF air conditioning system to all habitable rooms except the swimming pool area (which is controlled via a Calorex environmental system controlling humidity and temperature)

UNDERFLOOR HEATING

An underfloor heating system, utilising hot water circulating in a series of continuous pipes for each room or zone, has been installed in the ground and first floor

EXTRACTION

MVH system constantly extracting from bathrooms

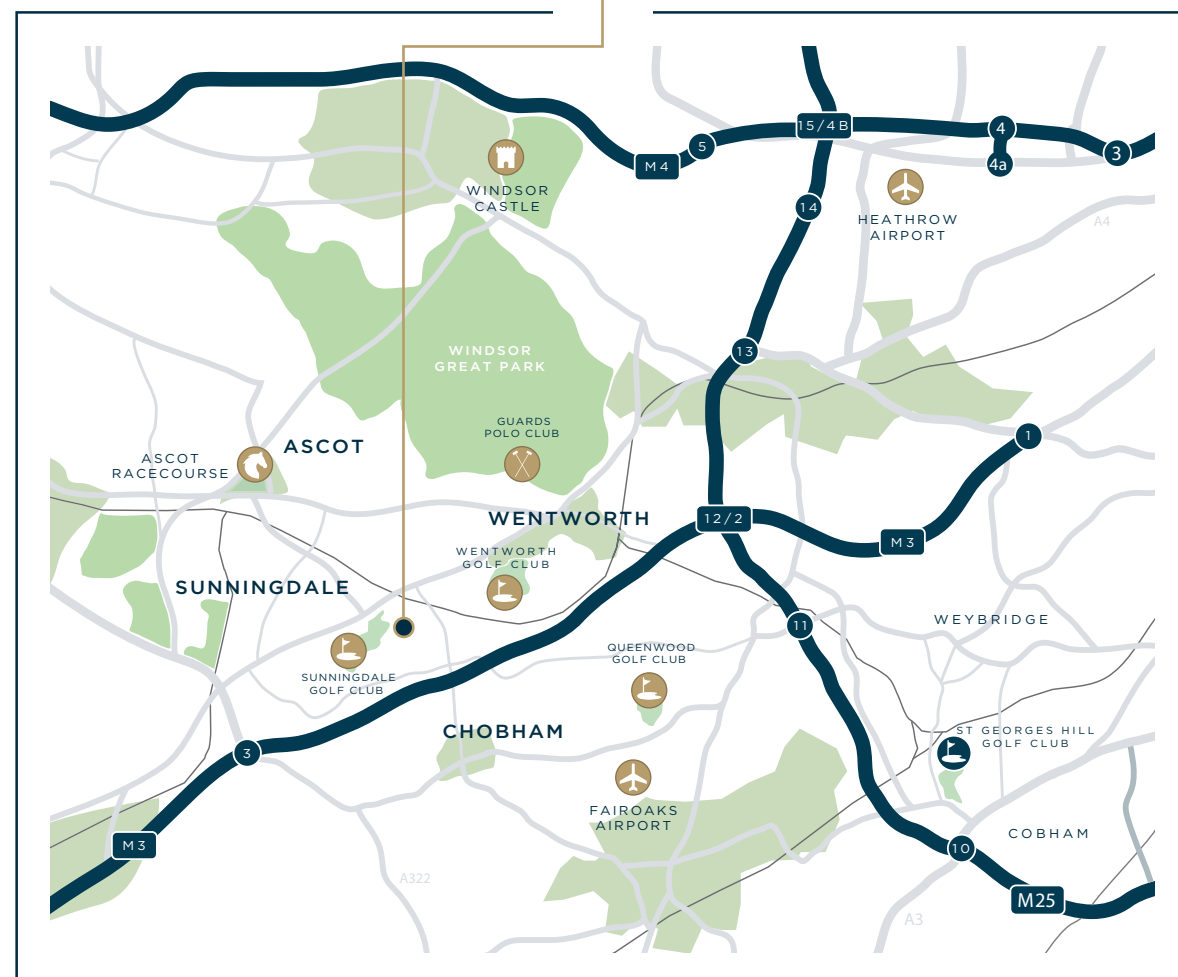
LIFT

10-person lift to all floors





HILLS END

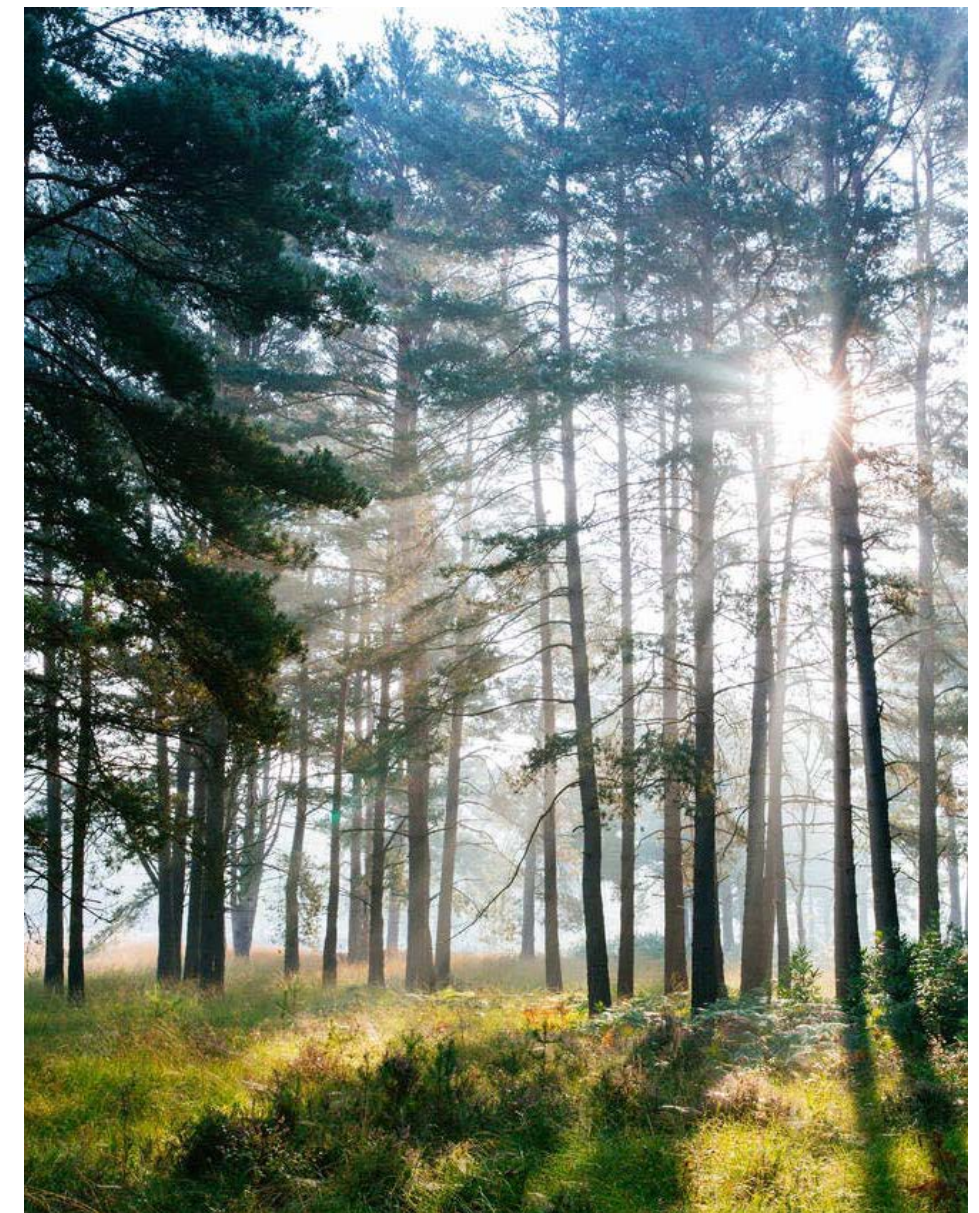
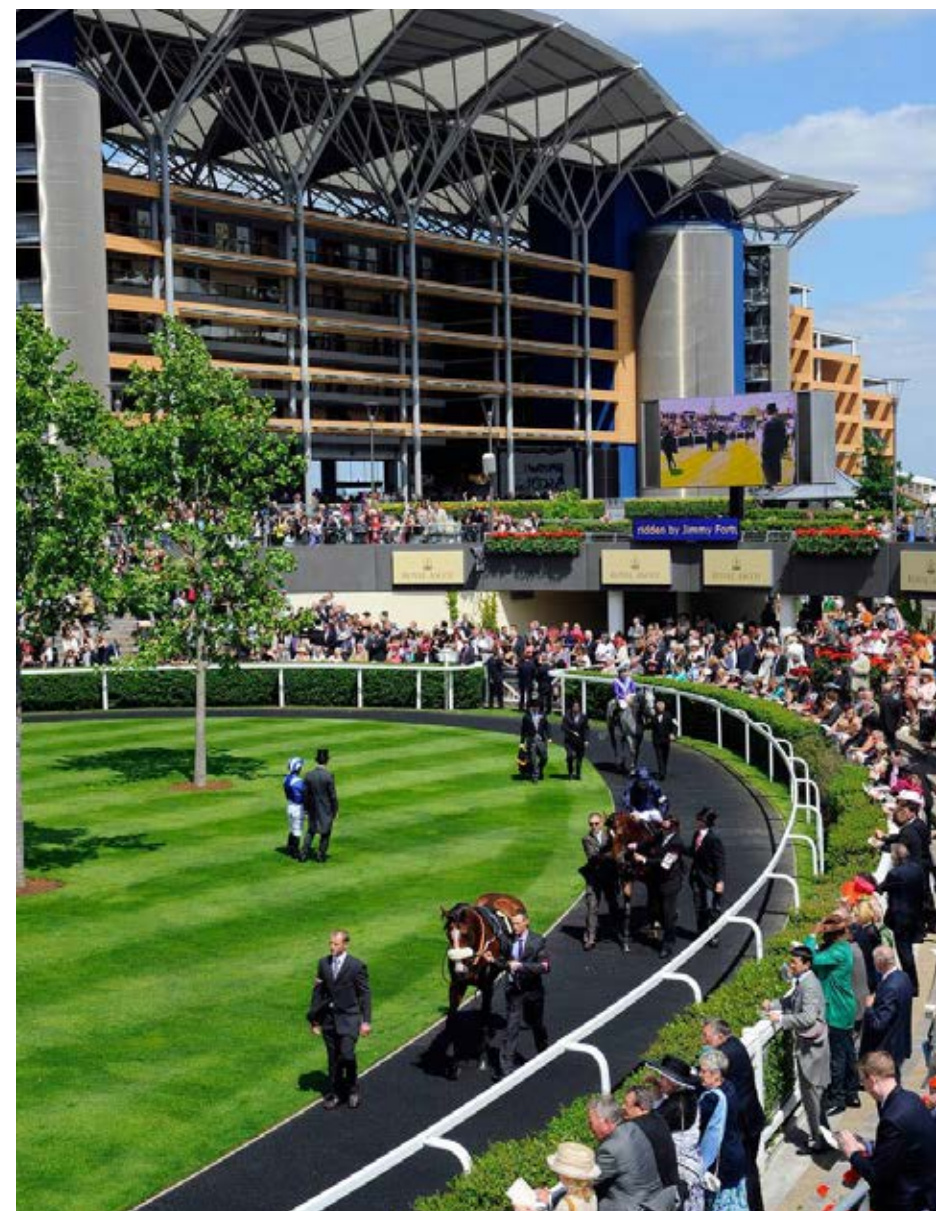


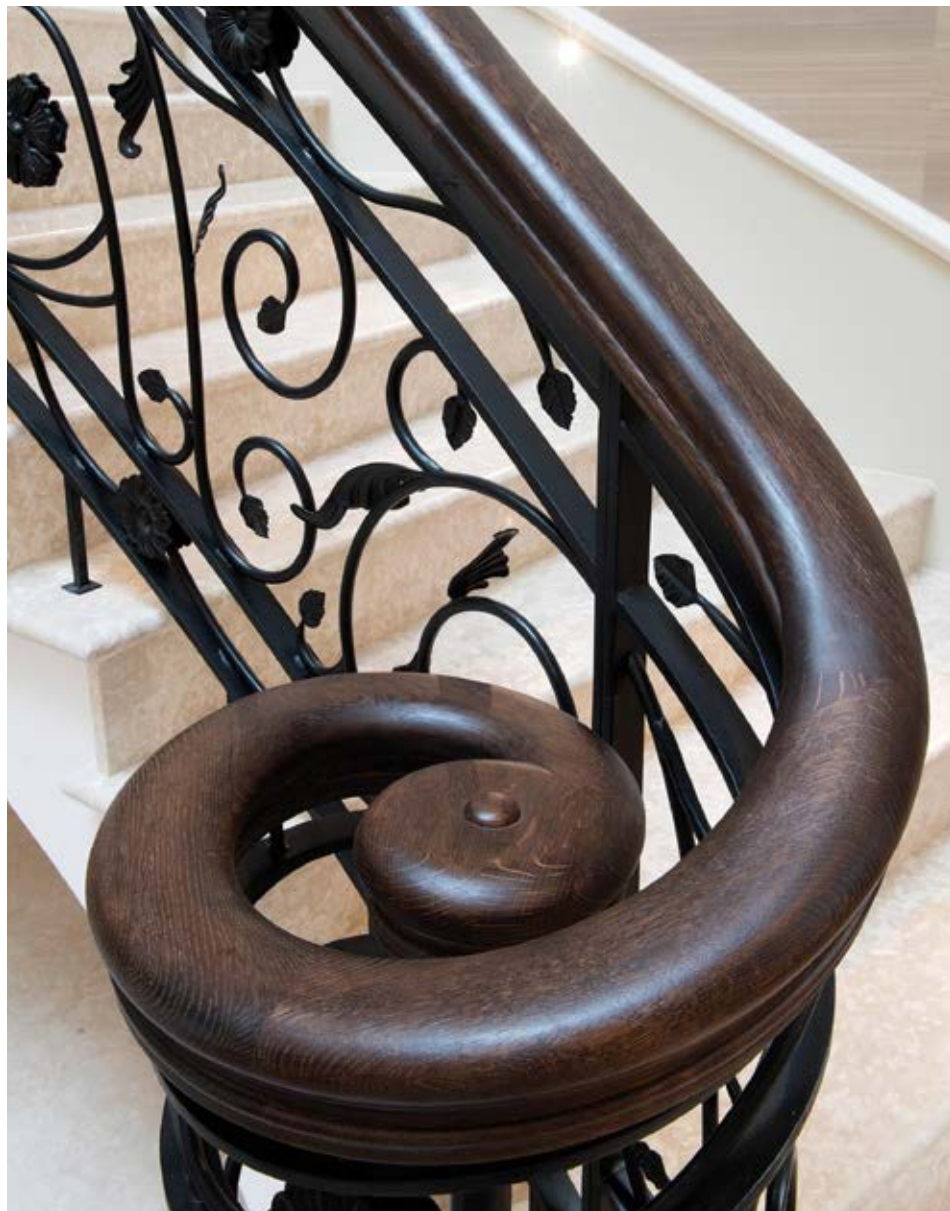
EXCLUSIVE LOCATION

Hills End is located in probably one of the most exclusive locations in the green English countryside that surrounds London. Beautifully positioned at the very end of a highly desirable and quiet residential road, there is no passing traffic – and the surrounding views take in Sunningdale golf course as well as delightful countryside populated with mature trees.

The private landscaped gardens that surround Hills End provide a private and peaceful oasis of green in which to wander in privacy and seclusion – and yet all the amenities that could be desired are close at hand. Access to Sunningdale is easy and effortless, and exclusive Wentworth Golf Club is also close by. Nearby Chobham Common and Windsor Great Park provide wide open spaces for walking, exploration and relaxation, and Heathrow Airport is under ten miles away.

Central London is less than thirty miles from Sunningdale, providing unlimited access to dining and entertainment, art and culture, as well as excellent shopping, restaurants and nightlife – all of which can be enjoyed in the knowledge that space and relaxation, peace and tranquillity are always within easy reach at the perfect and private enclave of Hills End.





CONSERO
LONDON

Consero London is an award-winning luxury developer and design house that creates exceptional private residences in some of the world's most exclusive addresses. Tracing its origins back to 2004, Consero London has become a luxury brand synonymous with living spaces defined by their exceptional quality; architectural integrity; fine attention to detail and pursuit of absolute perfection.

Undertaking both direct development for prestigious market sales, and designing and building projects for private clients, Consero London skillfully creates both new build ventures and the refurbishment of historic properties, to deliver luxury residences with "stately home" quality architecture and interiors. With an enviable reputation for consistently achieving premium value, the company has the stature and skill set to undertake the complete spectrum of luxury living spaces including stately homes, city mansions and townhouses and bespoke multi-unit projects.

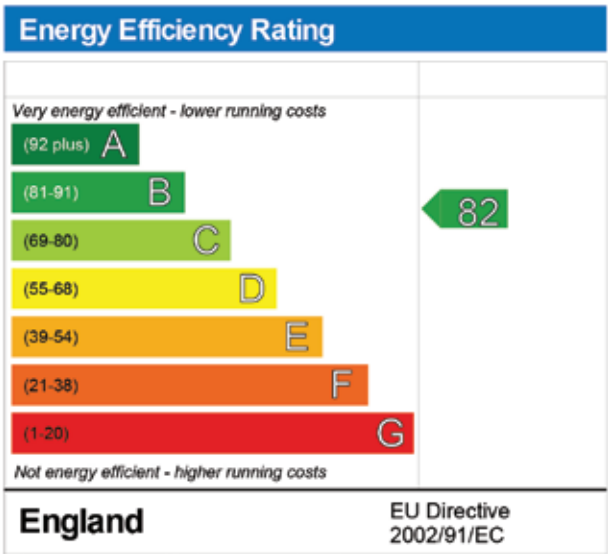
Consero London's in-house design team uses authentic interior and exterior architecture to carefully balance imagination with originality. Every aspect of a home is planned to ensure spaces flow, and light and volume are maximised. Original pieces of architecture and interior detailing from the world's finest historic palaces and mansions are used to inspire new designs that marry the timeless with the contemporary. Consero London skilfully weaves state-of-the-art technology and lighting into each home, with Creston home automation, multi-media and communication, sophisticated security technology, air conditioning, comfort cooling and heating. Complex technology is shrouded by simple interfaces with ease of use at the core. Lighting is used to set moods and create ambience, highlighting features and accentuating finishes.

What makes Consero London stand apart as a class leading brand, is its ability to operate internationally, delivering a total interior design and project management service, creating a luxury scheme from conception, site acquisition, planning and design through to build completion.

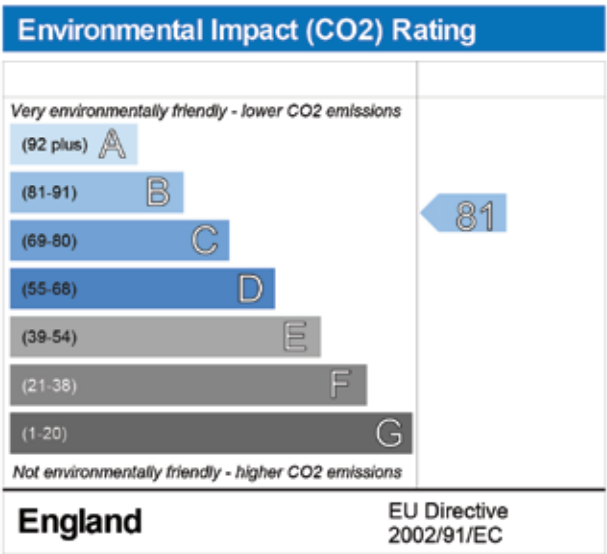




PREDICTED ENERGY ASSESSMENT



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. the higher the rating the less impact it has on the environment.



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