



## Beautiful penthouse set in a Grade II listed mansion

**The Penthouse, 13 The Mansion, Ottershaw Park, Ottershaw, Surrey KT16 0QG**

Leasehold (Lease Expiry 2982)





Stunning penthouse apartment • Private and splendidly light throughout • Located in the Grade II Mansion • Grand dining hall with beautiful atrium • Access to wonderful grounds, swimming pool and tennis courts

#### Local information

Ottershaw Park is a private estate set in a delightful rural location in leafy Surrey but just over 2 miles from Junction 11 of the M25 giving access to both Heathrow and Gatwick airports in 25 and 45 minutes, respectively. Woking mainline station is 3.5 miles away offering a direct rail access into London Waterloo in 23 minutes.

Ottershaw is a village in the Runnymede district of Surrey about 20 miles south west of London. Surrounding towns providing a wide range of shopping and leisure opportunities include Weybridge, Guildford and Windsor.

Privacy, space and accessibility, an abundance of sports and activities and excellent schools make the local area the perfect location for those who enjoy a variety of interests and passions. There are over a dozen golf courses within easy reach. Walkers have access to the wonderful Surrey Hills and Windsor Great Park. The Hotel, Golf and Country Club at Foxhills is a just a 5 minute drive away.

The surrounding area has a variety of Ofsted rated good and outstanding primary and senior schools in both the private and public sectors providing education from nursery through to 6th form.

Please note that all times and distances are approximate.

#### About this property

The Penthouse Suite is one of 13 apartments in main House of The Mansion at Ottershaw Park. The original house was constructed in 1761 with the current, Grade II listed, Mansion House replacing this building in 1910. Built in the Palladian style and highly embellished both internally and externally, the house is situated in an elevated position and boasts breath-taking, southerly uninterrupted views over the countryside to the Surrey Hills.

Upon entering The Penthouse, you are greeted by the unique grand octagonal dining hall adorned with stunning gold leaf detailing and a beautiful atrium allowing natural light to flood the room. Leading through from the dining hall is the main reception room where you are immediately drawn to the balcony area where the unparalleled southern views are truly spectacular. The reception room is strikingly spacious and light and benefits from a cosy working gas fireplace. Leading from here is the architect designed, double aspect kitchen/breakfast room which benefits from a range of integrated appliances, high ceilings and a social kitchen island.

There are three fantastic sized double bedrooms, all complete with en suite facilities and an abundance of storage. The bedrooms are light and airy and enjoy views over the gardens and the country side beyond.



Externally the apartment overlooks 13 acres, including beautiful, manicured formal gardens with The Mirror Pond, making this a tranquil space to sit and enjoy. Situated beyond the meadow are two tennis courts. At ground floor level there is a newly renovated indoor pool and recreation room that can be enjoyed by all residents.

The property further benefits from an allocated parking space, visitor parking and a double garage.

**Tenure**

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**Local Authority**

Runnymede Borough Council

**Council Tax**

Band = H

**Ground Rent**

Included in service charge

**Service Charge**

£11,736 per annum

**Energy Performance**

EPC Rating = C

**Viewing**

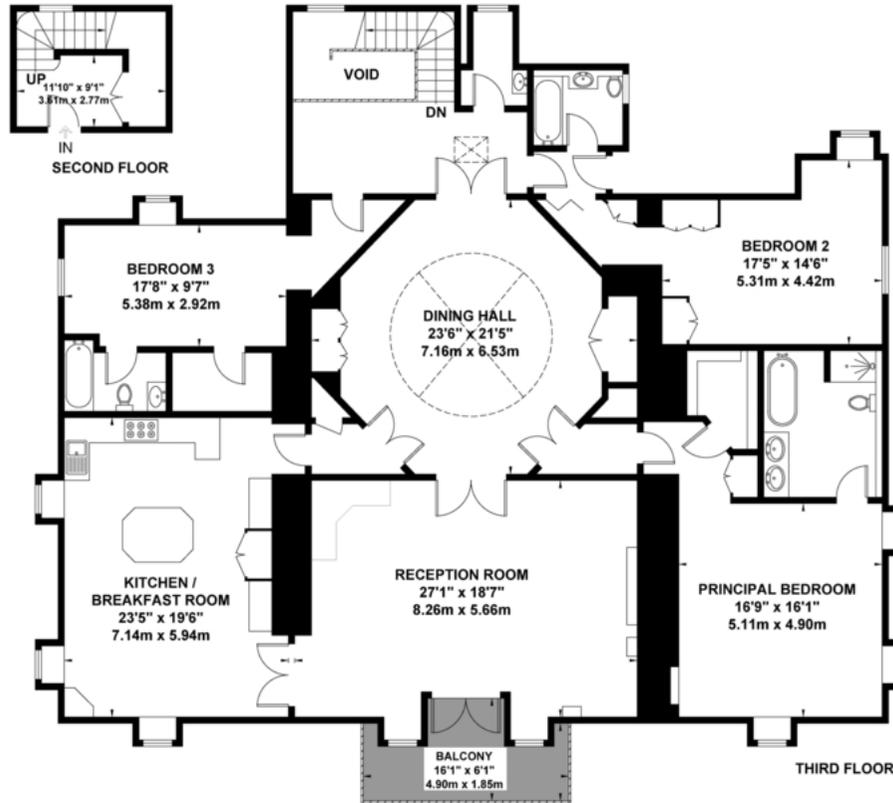
All viewings will be accompanied and are strictly by prior arrangement through Savills





**Ottershaw Park, Ottershaw, Chertsey**

Approximate Gross Internal Area = 287.6 sq m / 3095 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	79
(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	

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