



No 1 Princes Drive
The Crown Estate . Oxshott

"All journeys eventually end in the
same place, home."

Chris Geiger





THE RESIDENCE

Leopold House is a stunning brand new house situated within the exclusive and prestigious private Crown Estate, close to Oxshott village centre.

It is a magnificent mansion built by Manorgrove Homes to the most exacting standards, featuring state of the art systems and the best in traditional building techniques. Classical proportions blend seamlessly with the contemporary and luxurious interior design to create a wonderful and unique home. The lavish accommodation has been designed for entertaining on a grand scale yet features secluded areas such as the study and roof terrace.

Leopold House is truly a jewel in the Crown Estate.



1
CONTEMPORARY
& LUXURIOUS

GRAND PROPORTIONS

A magnificent 8 bedroom residence with grand proportions situated on the prestigious Crown Estate

Galleried reception hallway with stunning stone staircase and specially commissioned banister

Entrance Hall with feature classical columns

Drawing Room

Study

Contemporary designed Kitchen / Breakfast Room

Spacious master bedroom suite with impressive roof terrace, lounge and luxurious ensuite bathroom and dressing room

Bedrooms 2 and 3 with separate dressing rooms and ensuites

Bedrooms 4, 5 and 6 with ensuites and built in wardrobes

Bedrooms 7 and 8 / Leisure Room with shared bathroom

Magnificent indoor swimming pool complex with Jacuzzi, Pool Bar, Changing facilities and Steam Room

Cinema Room

Utility / Preparation kitchen

Boot Room

Garaging for 2 cars

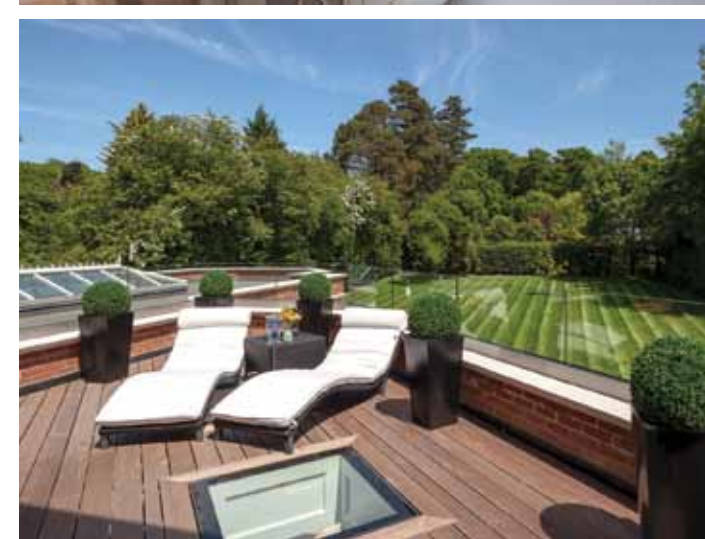
Delightfully landscaped gardens with paved driveway and gateway onto the private Crown Estate

Plot size 0.56 acres / 0.22 hectares



ENTERTAINING
ON A GRAND SCALE





THE CROWN ESTATE OXSHOTT

The Crown Estate in Oxshott is one of the most sought after locations in the country. With its proximity to London and its semi rural setting it is easy to see why. Quiet, tree lined avenues lined with mature, verdant hedges offer glimpses of the wonderful houses behind. The village has a number of small shops and boutiques and there are a number of good restaurants and pubs nearby. It is the quintessential English village.

For more comprehensive facilities the nearby towns of Cobham, Weybridge and Esher offer many excellent shops, restaurants and recreational facilities. The West End is only 30 minutes away.

There are excellent schools, both state and private, including The ACS International School at Cobham, King's College at Wimbledon, Eton College, St Mary's Ascot, Feltonfleet, St George's College in Weybridge and Danes Hill.

The A3 and M25 are within easy driving distance, as are Gatwick and Heathrow airports. There are private airfields at Farnborough (about 27 miles) and Fairoaks (about 13 miles). The village benefits from a mainline railway station with trains to London Waterloo taking just 38 minutes.

THE GROUNDS



PRINCES DRIVE



For illustration purposes only

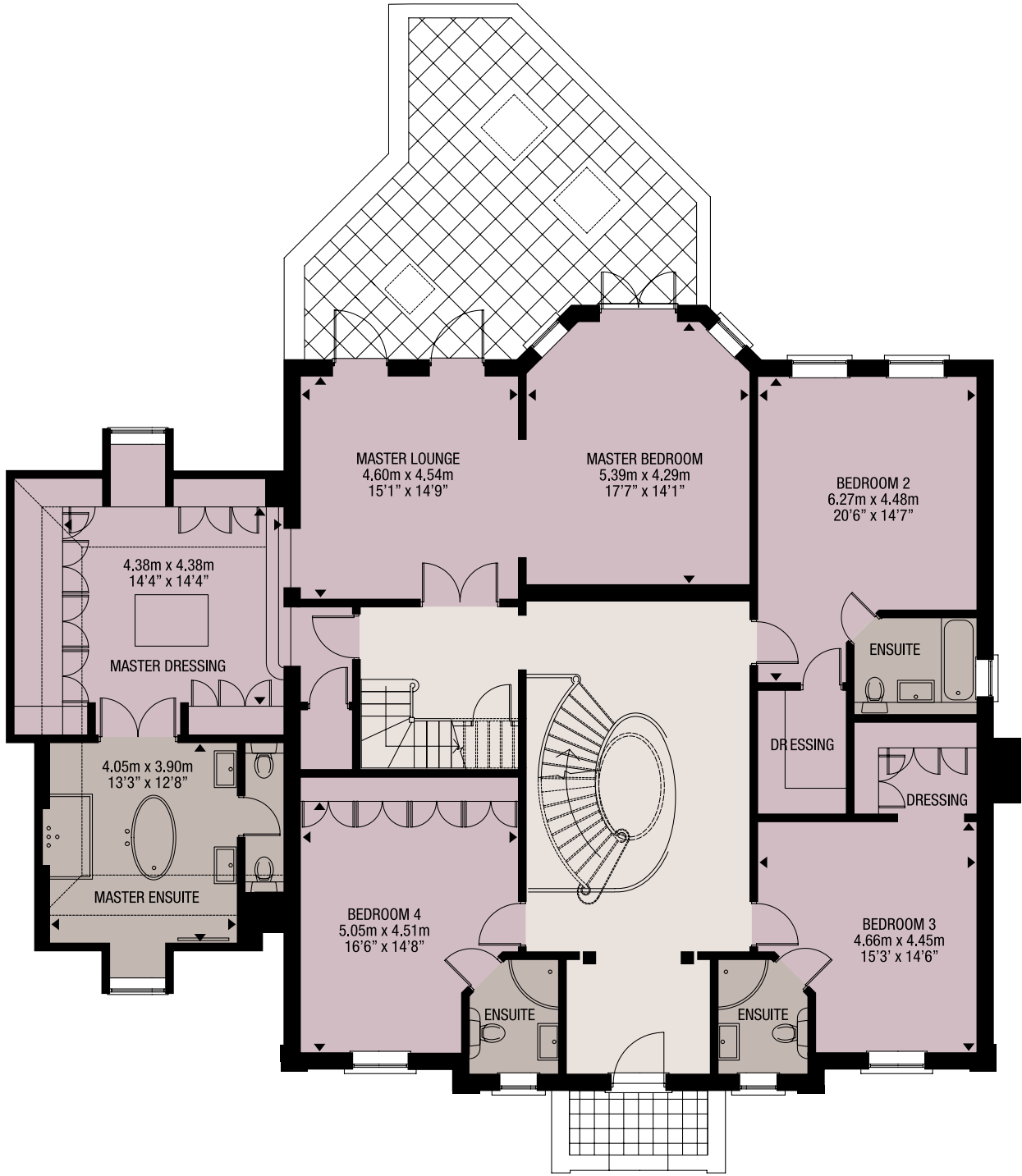
GROUND FLOOR



| | |
|--|---|
| | Reception Room / General Living Area / Circulation Area |
| | Work Rooms – Kitchen / Utility / Cupboard |
| | Bedroom / Dressing Room |
| | Bathroom / Ensuite |

Floorplan not to scale

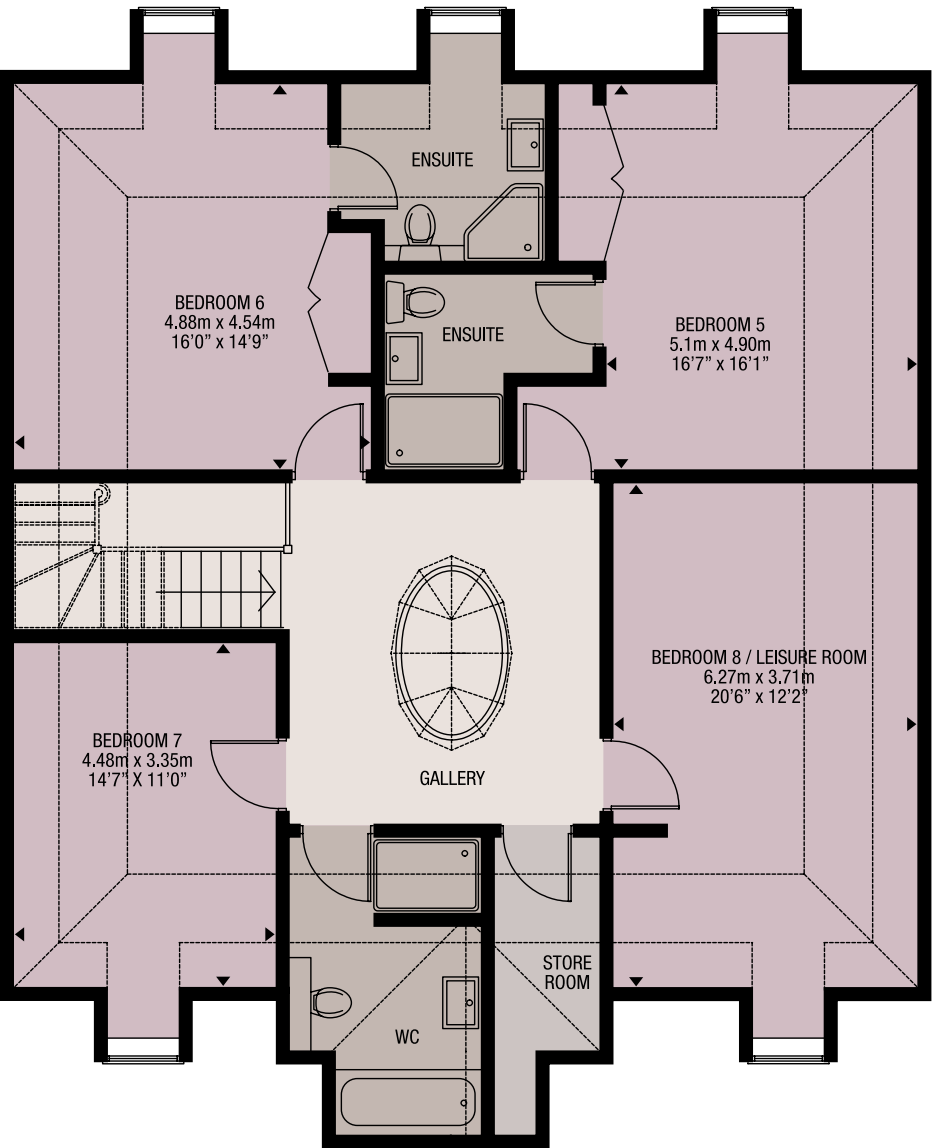
FIRST FLOOR



| | |
|--|---|
| | Reception Room / General Living Area / Circulation Area |
| | Work Rooms – Kitchen / Utility / Cupboard |
| | Bedroom / Dressing Room |
| | Bathroom / Ensuite |

Floorplan not to scale

SECOND FLOOR



| | |
|--|---|
| | Reception Room / General Living Area / Circulation Area |
| | Work Rooms – Kitchen / Utility / Cupboard |
| | Bedroom / Dressing Room |
| | Bathroom / Ensuite |

Floorplan not to scale

SPECIFICATIONS

Interior Features

- Interior design by Cox & Co
- Stone floors to entrance hall, kitchen, breakfast room, family room, WC, cloaks, prep kitchen/utility. Swimming pool complex with WC, shower room and steam room
- Carpets to all other rooms
- Coffered ceilings to selected rooms
- Feature fireplaces to living room, dining room and study
- Bespoke architraves, skirtings, plinths and decorative cornices
- Feature bespoke curved cantilevered stone staircase by renowned stone mason Ian Knapper with bespoke railings and polished chrome handrail
- Air-conditioning to selected rooms
- CCTV, intruder and fire alarm systems
- Bespoke handmade kitchen with polished stainless steel, Burr walnut island with top quality appliances

Exterior Features

- Beautifully landscaped gardens designed by Chelsea Flower Show Award Winner - Fyne Design
- Large lime stone terrace with columned loggia with provision for overhead heater off kitchen and pool area for alfresco dining



Lighting and Electrical

- Mood lighting system controlled by touch screen and discreet dimming control units located on the ground and first floors
- Downlights fitted throughout
- Feature 5 amp lighting circuits
- Polished chrome switches throughout

Network and Communications

- Cat B wired with network and telephone sockets in all habitable rooms

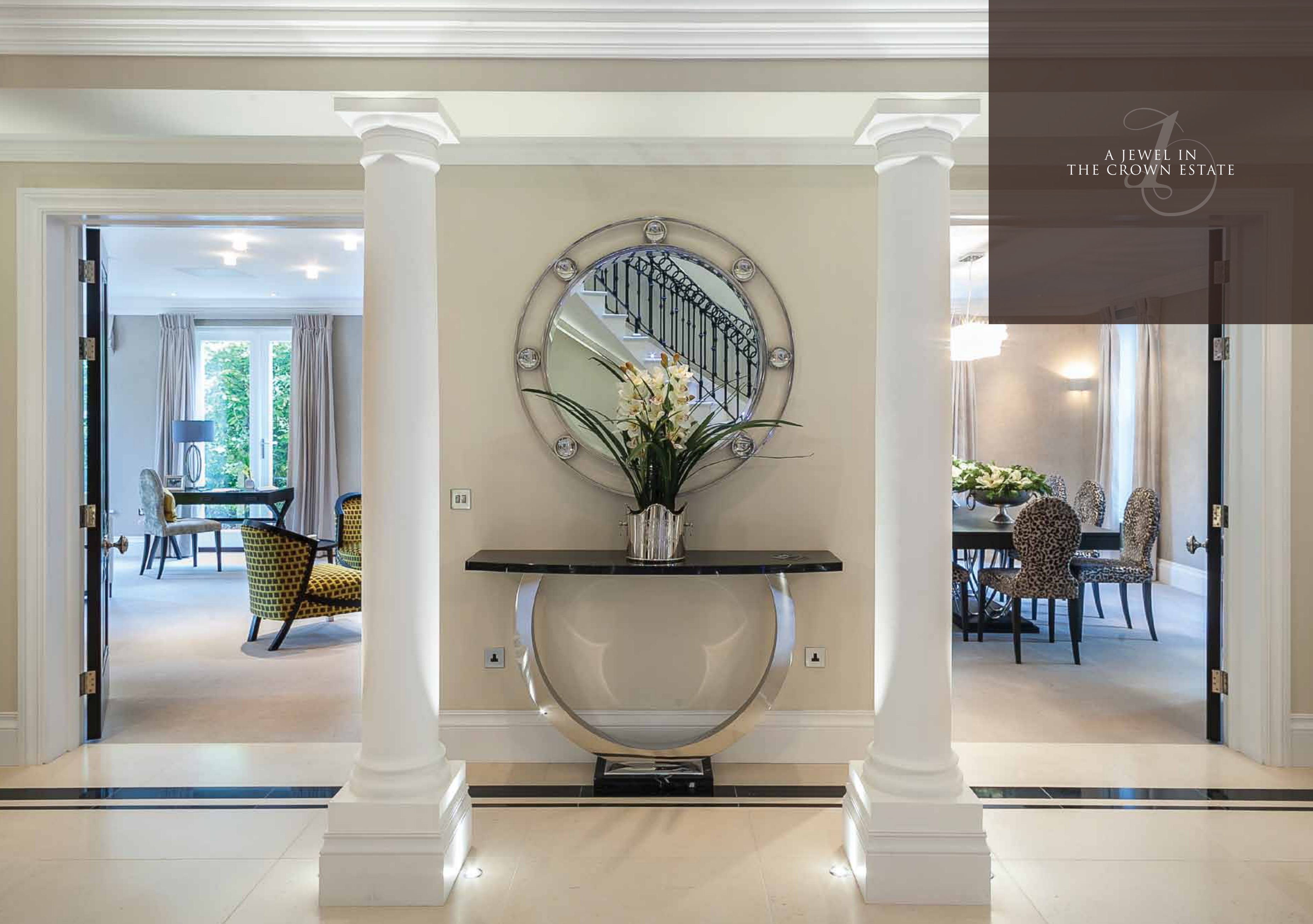
Audio and Visual

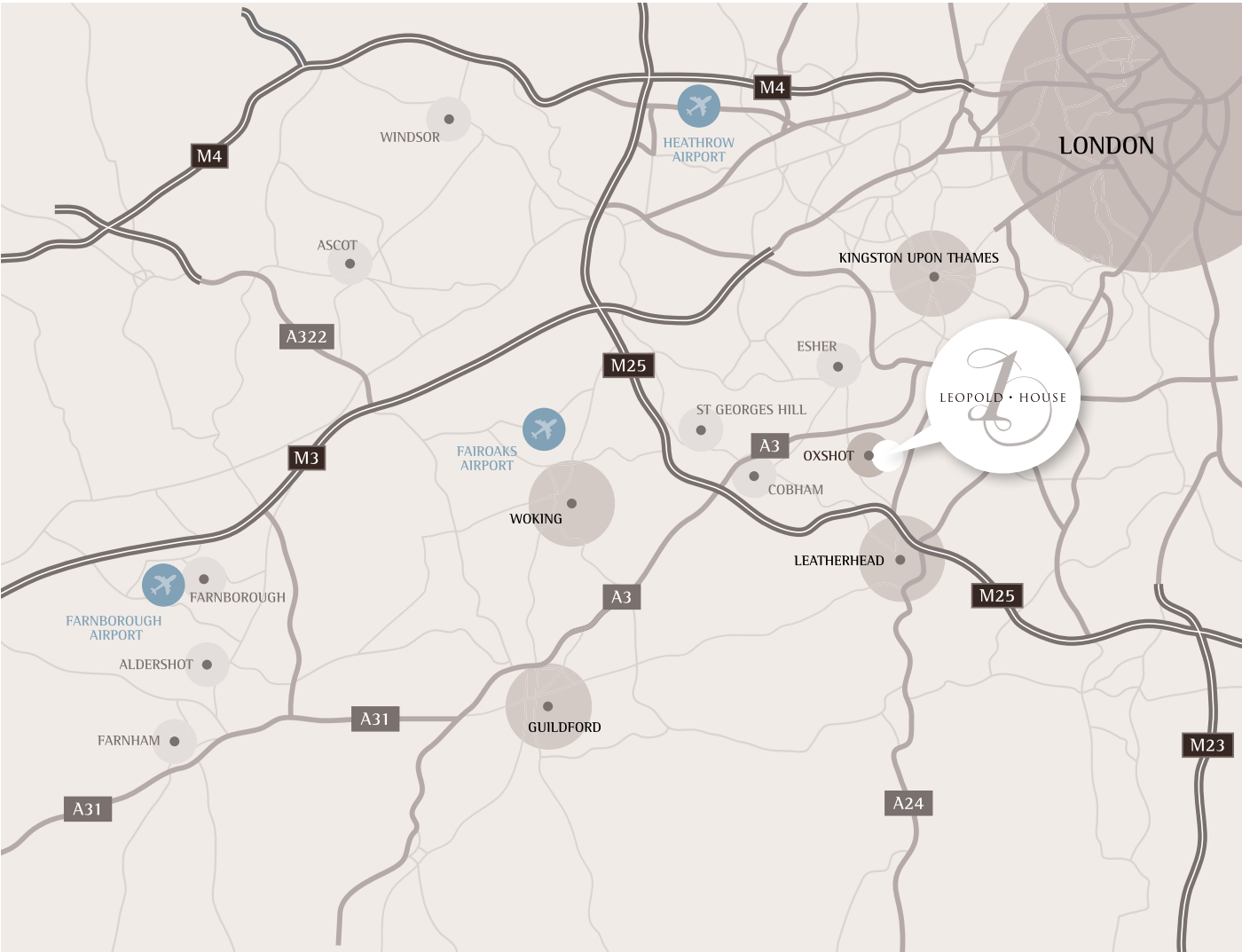
- All main functions of the house controlled by Home Management System and accessible remotely
- Multi-room audio visual control system with touch screen
- 16 zones of audio with fitted ceiling speakers
- Cinema room with 8' screen and projector with surround sound audio
- Mirrored TV in Master bathroom
- HDTV network points to allow for digital and satellite TV distribution to primary rooms

Warranty

- 10 year NHBC construction warranty

A JEWEL IN
THE CROWN ESTATE





LOCATION

Directions

Leopold House, Princes Drive
Oxshott, Surrey, KT22 0UL

From the A3, take the exit signposted Leatherhead and Oxshott. At Esher Common Roundabout take the 3rd exit onto A244. Cross over the railway bridge and just before the petrol station turn left into Birds Hill Rise.

The entrance to the Crown Estate will be ahead. Turn right onto Birds Hill Drive and continue onto Princes Drive. Leopold House can be found on the right hand side.

Distances

| |
|-----------------------------------|
| A3 1 mile |
| Esher 3 miles |
| Cobham 5 miles |
| M25 (J10) 5 miles |
| Central London 18 miles |
| Heathrow Airport 19 miles |
| Farnborough Jet Centre 27.5 miles |
| Northolt Jet Centre 32 miles |

"To be happy at home is the ultimate
result of all ambition."

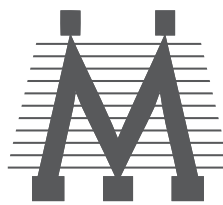
Samuel Johnson





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