



*Sunningdale Manor*

Sunningdale, Berkshire





*Sunningdale Manor*

Titlarks Hill Road, Sunningdale, Ascot, Berkshire





*CGI of the proposed new mansion*



# *Sunningdale Manor*

Titlarks Hill Road, Sunningdale, Ascot, Berkshire, SL5 0JD

*Ascot – 4 miles/6.4 km. Wentworth – 2.7 miles/4.3 km. Windsor – 8.8 miles/14.2 km. Central London – 28.5 miles/45.9 km.  
Heathrow Airport – 9.8 miles/15.8 km. Farnborough Airport – 14.1 miles/22.7 km  
(Distances and times approximate).*

*An increasingly rare opportunity to own a new mansion of impressive proportions to be constructed by one of the UK's leading bespoke luxury developers, positioned on this exclusive private road within landscaped grounds adjoining Sunningdale Golf Course.*

## *Proposed Accommodation*

7 large reception rooms • Kitchen/breakfast/family room • 2 passenger lifts.

Master bedroom suite with 2 dressing rooms and 2 en suite bathrooms • 7 further bedroom suites with dressing rooms.

Cinema • 12 metre indoor swimming pool, games room, bar, gymnasium, sauna, steam room, Jacuzzi and changing rooms  
Catering kitchen with lift to ground floor servery • Wine cellar • Laundry.

Staff accommodation with 3 bedroom suites.

Extensive underground garaging for minimum 9 cars.

Tennis court • Landscaped gardens with water features.

In all about 3.5 acres (1.42 hectares).

Approximate gross internal floor area of main house 40,300 sq ft (3,744 M<sup>2</sup>).

For sale freehold.

**OCTAGON**





*Example image of similar Octagon Developments mansion*

## *Sunningdale Manor*

Sunningdale Manor occupies an excellent elevated position on Titlarks Hill Road, which has firmly established itself as the premier address in the area. The property lies not far from Sunningdale, which offers a variety of shops and restaurants. Ascot, Virginia Water and Windsor also provide a good range of more extensive shopping, boutiques and supermarkets.

Fine dining can be enjoyed in a number of bistros, brasseries and fine restaurants, with the Waterside Inn and the Fat Duck at Bray, Wentworth Golf Club, and the five star Coworth Park Hotel.

Championship standard golf can be played at Wentworth, Sunningdale (which backs onto the property), Ascot, Swinley Forest and The Berkshire.

Horse racing at Ascot, Windsor, Epsom, Sandown Park and Newbury.

World class polo is at the Guards Polo Club, Smiths Lawn, Windsor Great Park and the Royal County of Berkshire Polo Club, as well as Coworth Park.

Other nearby attractions include Windsor Great Park, with its extensive walks and riding, rowing at Dorney Lake and on stretches of the River Thames, as well as the theatre in Windsor at The Theatre Royal, or in the West End of London.

Communications in the area are excellent. The mainline train station at Sunningdale provides a regular service into London Waterloo, taking around 51 minutes. Slough also has a 19 minute train service into London Paddington. Heathrow is within easy reach (around 10 miles) with Farnborough Private Airport being about 14 miles away.

Top public schools nearby include Eton College, Heathfield School, Sunningdale, St George's and St Mary's Ascot, Papplewick, Lambrook, Bishopsgate and Wellington College. The property is also convenient for international schools such as TASIS (The American School in Surrey), ACS International in Egham and Cobham and the Royal Holloway University.



*Racing at Ascot*



*Farnborough Airport*



*Golf at Sunningdale*



*Eton College*



*Windsor Great Park & Castle*



*Polo at Guards Polo Club*



*Golf at Wentworth*



CGI of the proposed new mansion













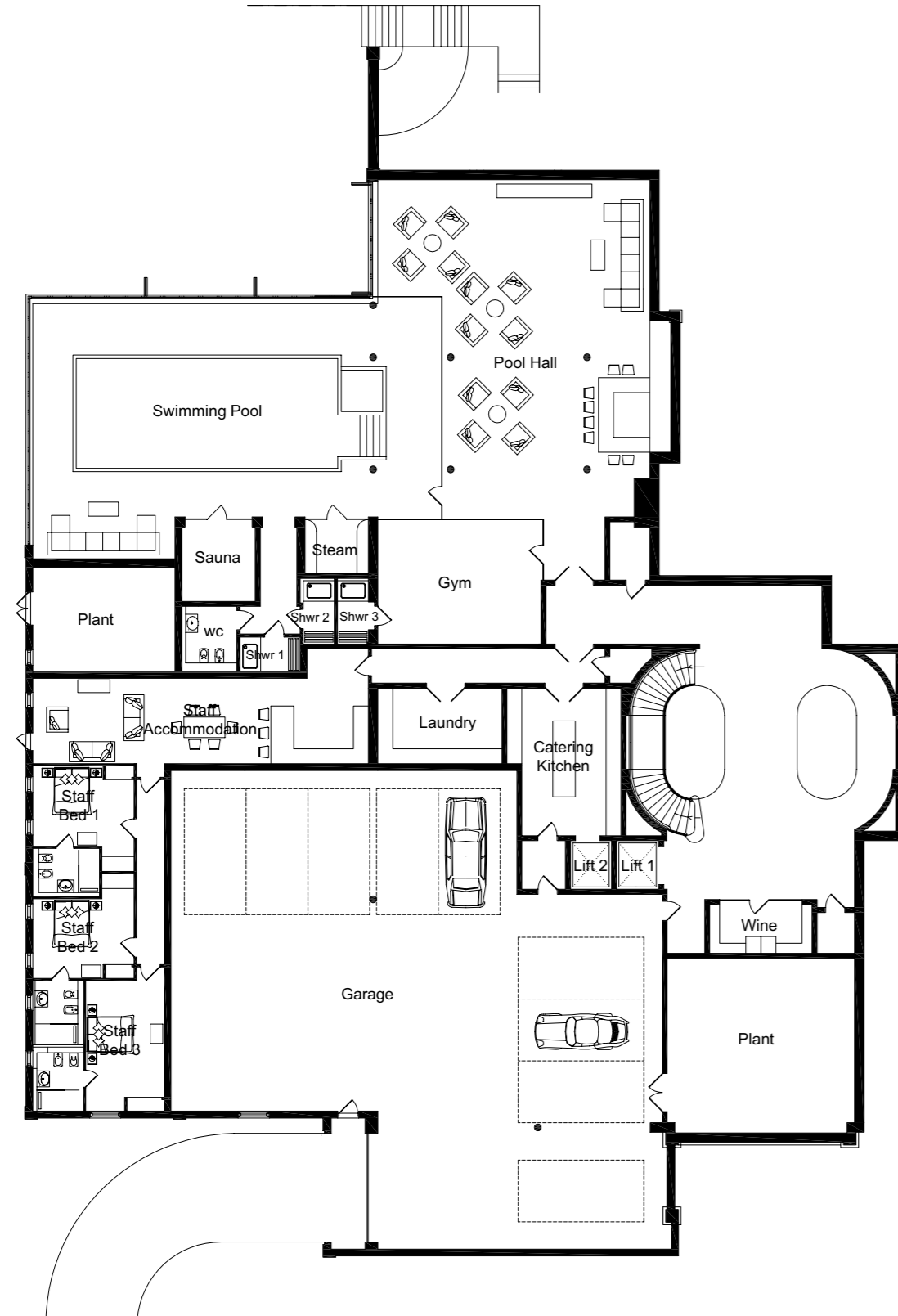








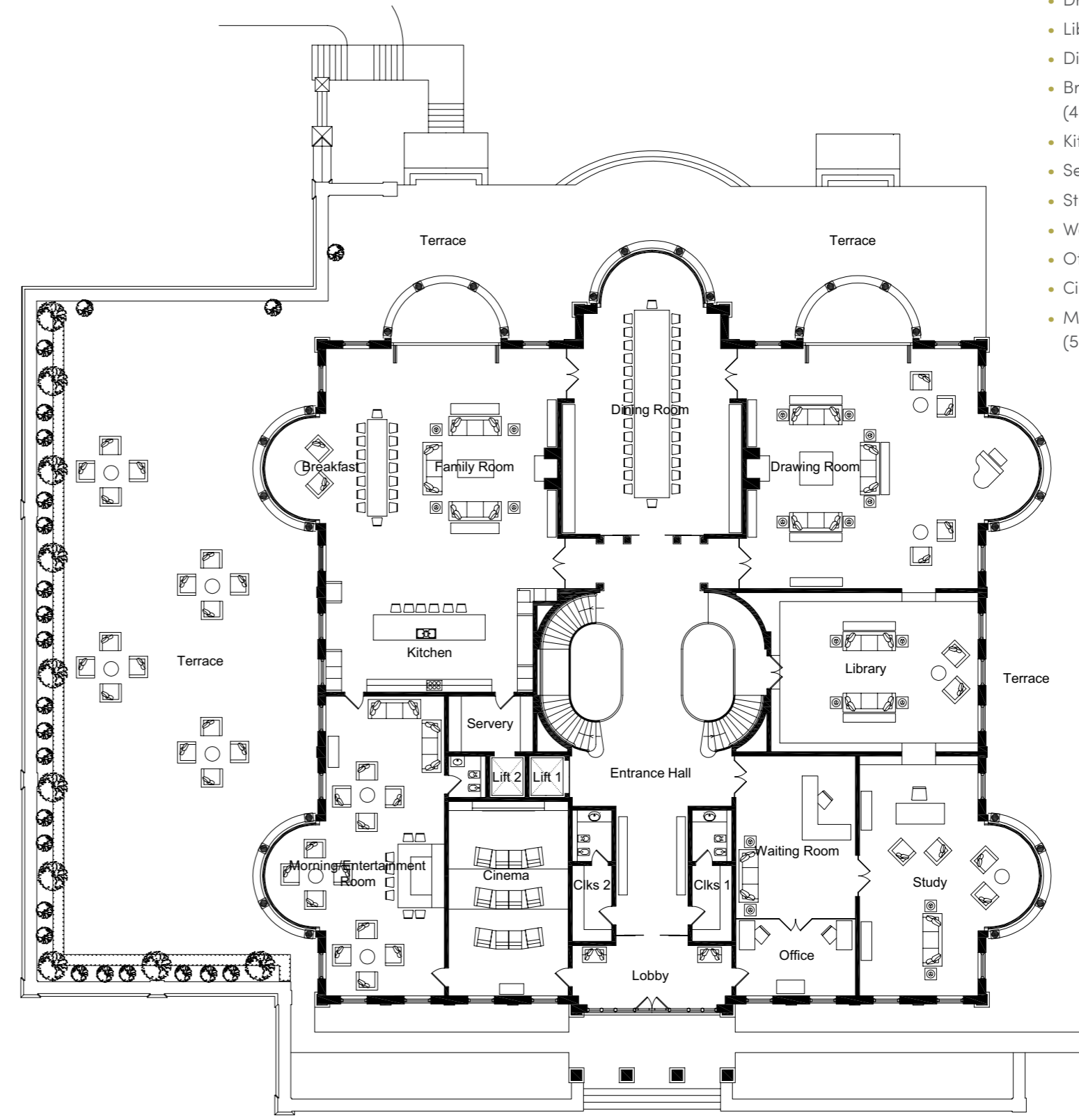
## Lower Ground Floor



### ROOM DIMENSIONS:

- Pool Hall: 14.81m x 12.80m (48'7" x 42'0")
- Swimming Pool Hall: 17.83m x 11.13m (58'6" x 36'6")
- Swimming Pool: 11.43m x 4.80m (37'6" x 15'9")
- Gym: 7.21m x 5.43m (23'8" x 17'10")
- Sauna: 3.55m x 3.17m (11'8" x 10'5")
- Steam: 2.74m x 2.33m (9'0" x 7'8")
- Laundry: 5.41m x 3.28m (17'9" x 10'9")
- Catering Kitchen: 6.43m x 4.95m (21'1" x 16'3")
- Staff Accommodation: 14.63m x 3.68m (48'0" x 12'1")
- Staff Bedroom 1: 4.39m x 3.48m (14'5" x 11'5")
- Staff Bedroom 2: 4.39m x 3.45m (14'5" x 11'4")
- Staff Bedroom 3: 5.66m x 3.40m (18'7" x 11'2")

## Ground Floor



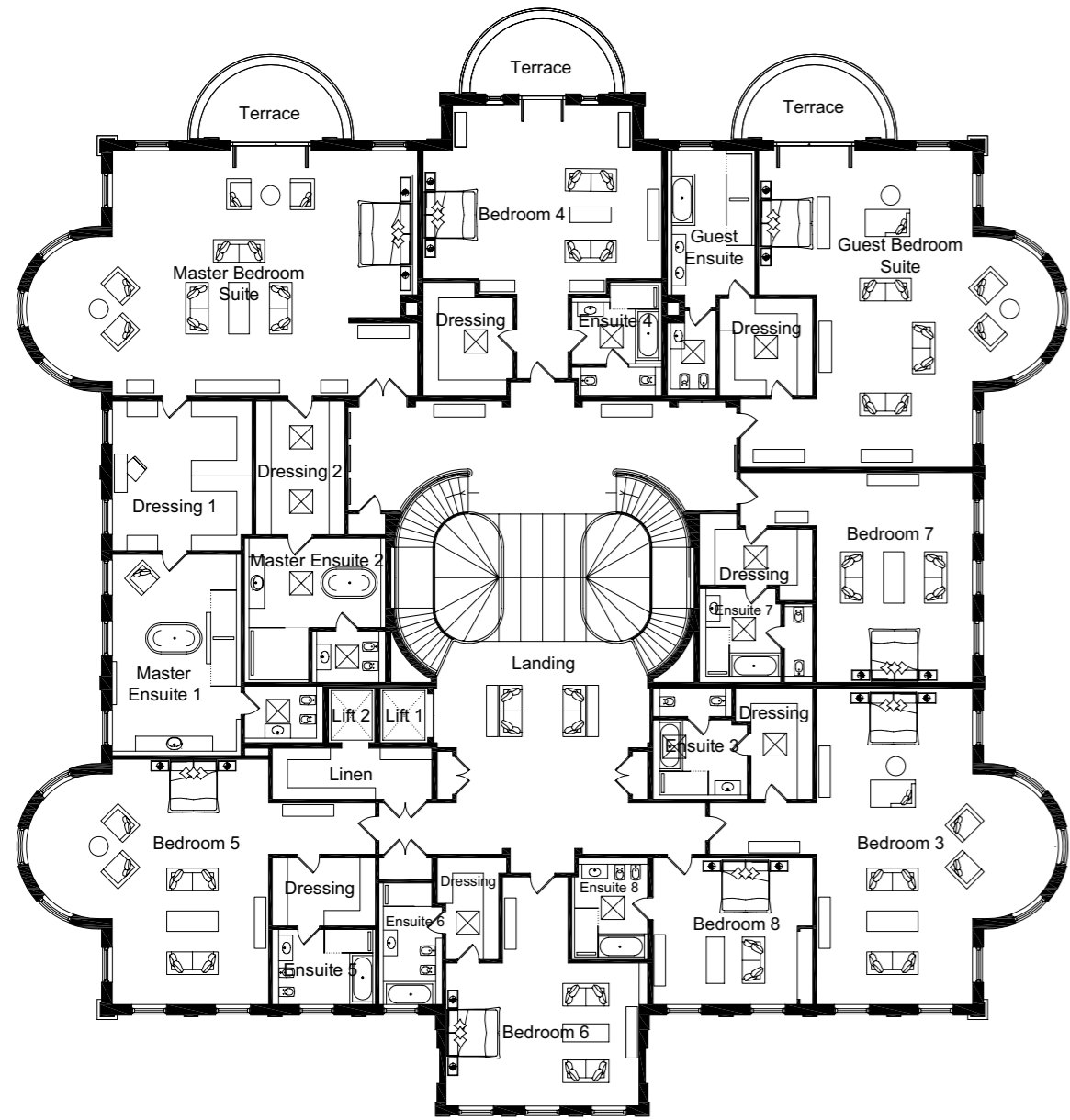
### ROOM DIMENSIONS:

- Drawing Room: 15.01m x 12.29m (49'3" x 40'4")
- Library: 10.59m x 8.15m (34'9" x 26'9")
- Dining Room: 14.45m x 9.27m (47'5" x 30'5")
- Breakfast/Family Room: 15.01m x 11.94m (49'3" x 39'2")
- Kitchen: 11.88m x 5.69m (39'0" x 18'8")
- Servery: 4.32m x 2.82m (14'2" x 9'3")
- Study: 12.29m x 9.19m (40'4" x 30'2")
- Waiting Room: 8.33m x 6.12m (27'4" x 20'1")
- Office: 6.12m x 3.91m (20'1" x 12'10")
- Cinema: 9.95m x 6.12m (32'8" x 20'1")
- Morning/Entertainment Room: 15.41m x 9.19m (50'5" x 30'2")

# First Floor

## ROOM DIMENSIONS:

- Master Bedroom: 15.19m x 9.50m (49'10" x 31'2")
- Master Dressing Room 1: 5.82m x 5.41m (19'1" x 17'9")
- Master Dressing Room 2: 5.18m x 3.43m (17'0" x 11'3")
- Guest Bedroom: 12.34m x 12.29m (40'6" x 40'4")
- Guest Dressing: 3.76m x 3.61m (12'4" x 11'10")
- Bedroom 3: 13.56m x 12.29m (44'6" x 40'4")
- Dressing (Bed 3): 4.32m x 2.97m (14'2" x 9'9")
- Bedroom 4: 9.24m x 7.36m (30'4" x 24'2")
- Dressing (Bed 4): 4.39m x 3.48m (14'5" x 11'5")
- Bedroom 5: 13.56m x 9.50m (44'6" x 31'2")
- Dressing (Bed 5): 3.99m x 2.62m (13'1" x 8'7")
- Bedroom 6: 8.89m x 7.49m (29'2" x 24'7")
- Dressing (Bed 6): 3.96m x 2.36m (13'0" x 7'9")
- Bedroom 7: 9.02m x 8.15m (29'7" x 26'9")
- Dressing (Bed 7): 4.37m x 3.35m (14'4" x 11'0")
- Bedroom 8: 6.17m x 5.72m (20'3" x 18'8")
- Linen: 6.17m x 1.95m (20'3" x 6'5")





CGI of the proposed new mansion



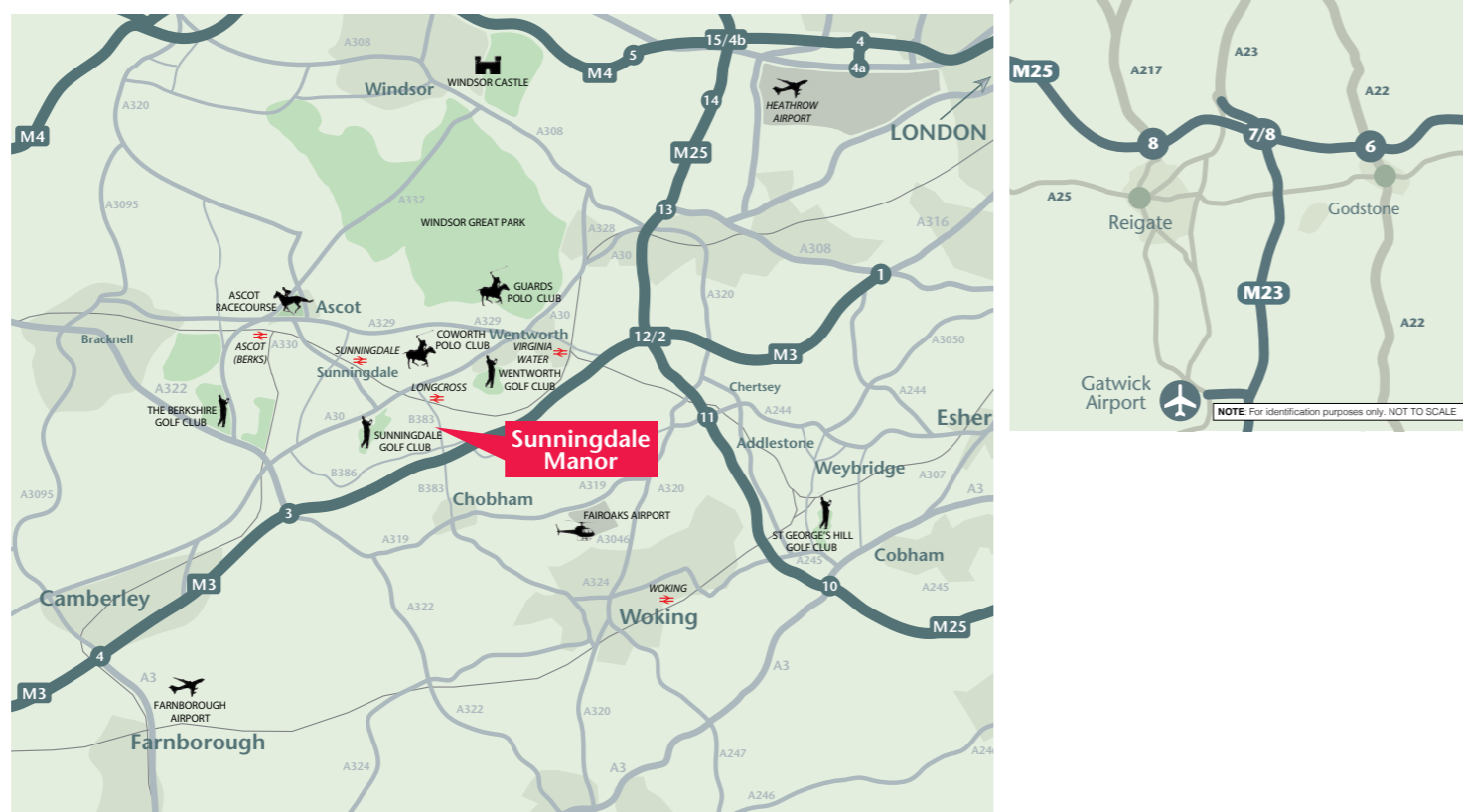
## Directions (SL5 0JD)

From London take M4, join M25 towards Heathrow and Gatwick, exit at Junction 13 for Staines. Follow signs for the A30 towards Camberley/Ascot/Bagshot. Continue past Egham, Virginia Water and past the entrance to the Wentworth Golf Club on the left. Continue into the village of Sunningdale and take the first left just before the station into Chobham Road, onto the B383 towards Chobham and Woking. Continue over the railway bridge and take the second turning on the right into Titlarks Hill Road. Continue up the road about 400 meters and the entrance gates into Sunningdale Manor will be seen on the left hand side.



Weir House  
Hurst Road  
East Moseley KT8 9AY  
Tel: +44 (0) 20 8481 7500  
Contact: Angus McQuhae  
angusm@octagon.co.uk

designed & produced by  www.captiv-8.co.uk



## Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Octagon in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Octagon nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.

Particulars dated: April 2014

\*N.B. CGI's are for illustrative purposes only. Other images are examples of similar Octagon Developments mansions.





**OCTAGON**