

# SPEY HOUSE

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SUNNINGDALE • BERKSHIRE



# SPEY HOUSE

LADY MARGARET ROAD • SUNNINGDALE  
BERKSHIRE • SL5 9QH

*Traditional charm, contemporary sophistication*

Ascot 3 miles • M3 (J3) 34 miles • Windsor 8 miles • M4 (J6) 9 miles  
Heathrow Airport 14 miles • Central London 25 miles  
(Distances approximate)

## Accommodation and amenities

Entrance hall • Drawing room • Dining room • Sitting room • Study  
Kitchen/breakfast/family room • Utility room • Cloakroom

Spacious master bedroom suite with dressing room and luxurious en suite bathroom  
Three further bedroom suites  
Further bedroom (bedroom 5) • Further shower room

Home cinema • Gymnasium • Games room

Electric entrance gates • Garaging for 3 cars

Landscaped gardens and grounds

Total gross internal floor area approximately 5,931 sq ft (551 sq m).

**In all about 0.41 acres (0.17 ha)**

Freehold

Viewings strictly by appointment only

Developed by  
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These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.



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### Situation

Spey House is perfectly placed in a secluded, highly regarded road in the delightful village of Sunningdale with a comprehensive range of shops including Waitrose, amenities and mainline station (London Waterloo approx. 50 minutes) only a short walk away. More extensive shopping and recreational facilities are available in Windsor and Camberley. There is an excellent range of sporting facilities in the area including racing at Ascot and Windsor, polo at The Guards Polo Club at Smith's Lawn, Windsor Great Park and at the Royal County of Berkshire Polo Club; golf at a number of courses including the renowned Sunningdale, Wentworth, Swinley Forest and The Berkshire. There is boating and sailing on stretches of the nearby River Thames and delightful walks and rides in Windsor Great Park. Educational facilities in the area are excellent for children of all age groups. Schools include Eton College, St. Mary's School, Coworth Park, Heathfield, St. George's, Papplewick, The American Community School and TASIS in Egham. Communications are excellent with the A30 (providing direct access to central London and the national motorway network). The M3 (junction 3) is about 4 miles to the south and the M25 (junctions 11 and 13) about 7.5 miles to the east providing fast access to London Heathrow and Gatwick Airport to the south east. It is possible to land helicopters at Fair Oaks Airport near Chobham just 4 miles from Sunningdale.





## Spey House

Imagine sophisticated style, with luxury designed into every last detail, and you will imagine Spey House. Making a bold, beautiful statement in the heart of Sunningdale, this grand home epitomises the opulence and impeccable quality of Kebbell Homes' Exquisite Collection. From the moment you enter its imposing hall, with a curved oak staircase gracefully ascending to the upper floors, you know you are in a home of elegance and taste. This uncompromising level of finish continues throughout, from the stunning kitchen and bathrooms to the generous proportions and high ceilings, all blending seamlessly with the private terraces and landscaped grounds.

### Ground Floor

A large central entrance hall grandly sets the scene, welcoming visitors into an elegant home that is flooded with natural light. The magnificent open-plan design includes a beautifully appointed kitchen and a relaxed area for breakfast or break out. Thanks to expansive bi-fold doors, two walls open directly onto the rear terrace and garden, bringing the outside seamlessly inside. With its elegant fireplace, the formal drawing room provides a more grown up space, while the study has its own private entrance through French doors. The sitting room offers a more informal, cosy space while the stylish dining room completes the grandeur of this magnificent home.

### First Floor

The luxury continues to the first floor, with four very generous bedroom suites, each with its own beautifully appointed bathroom. Both the master suite and the guest suite boast well-equipped, walk-in dressing rooms. The other bedrooms benefit from the ample storage in bespoke fitted wardrobes.

### Second Floor

Yet more lavish living space presents itself here, with a fully pre-wired home cinema, games room and a further bedroom, as well as a gymnasium. True luxury throughout.

















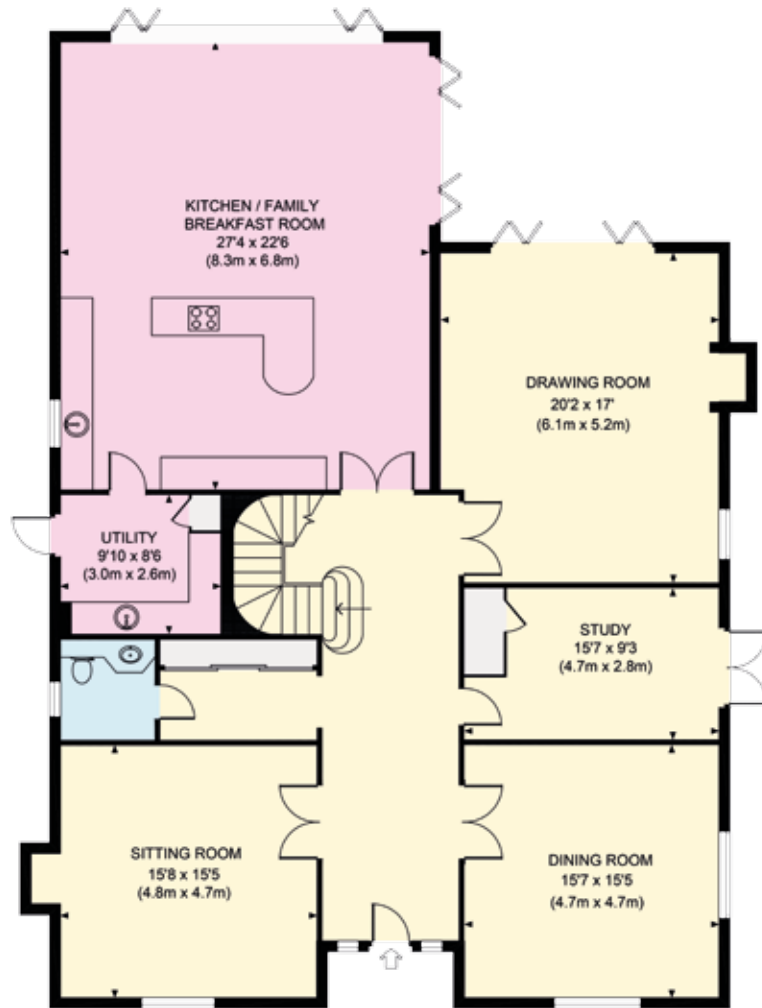
**Approximate Gross Internal Floor Area:**

5,931 sq.ft / 551.0 sq.m

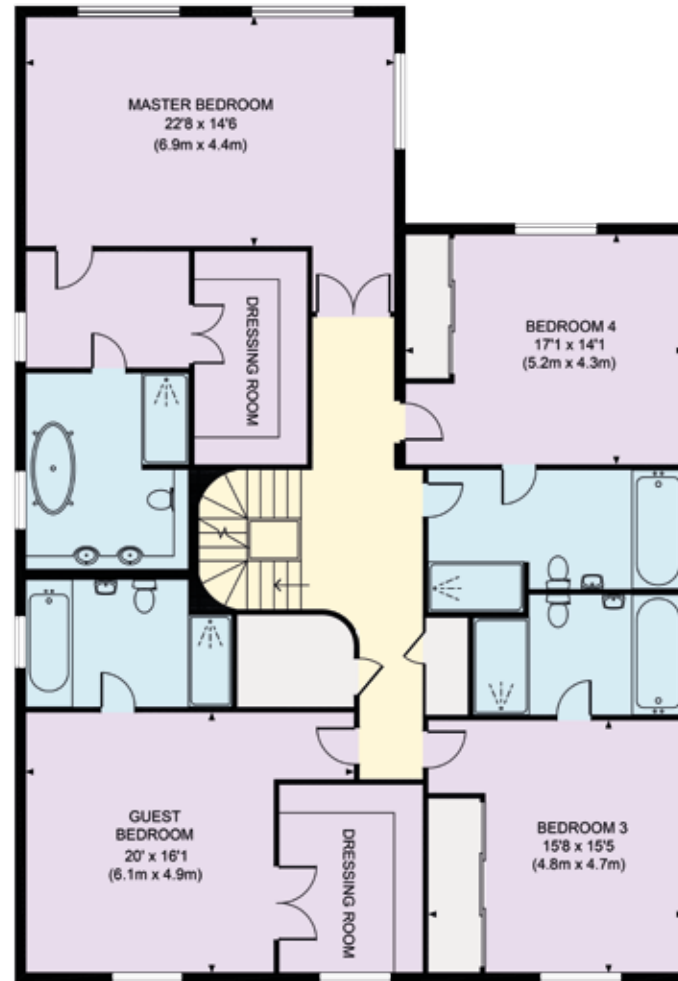
**Approximate Gross Internal Floor Area:**

Outbuildings: 1,015 sq.ft / 94.3 sq.m

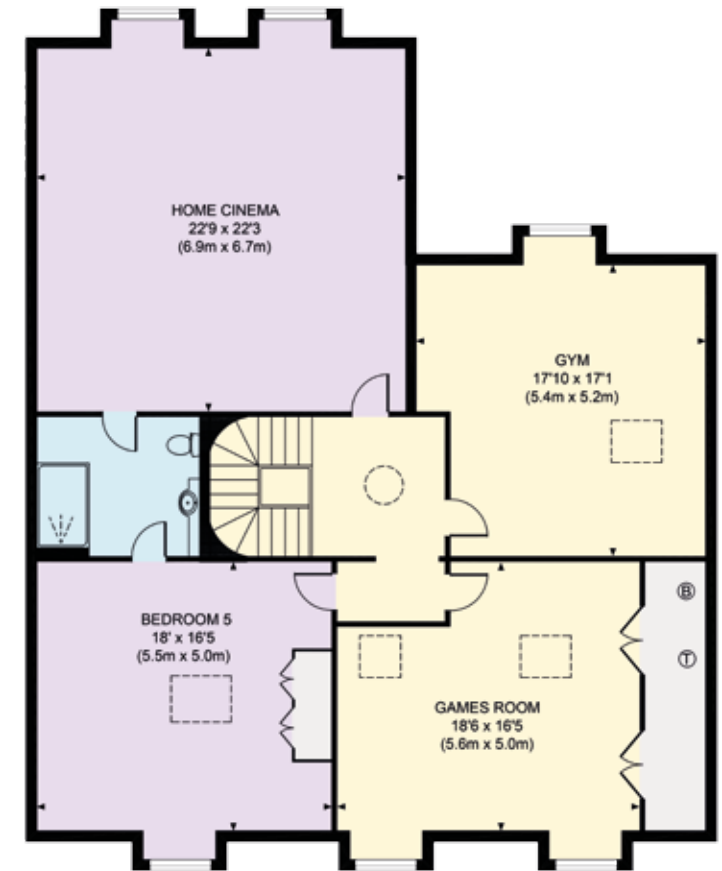
**Total: 6,946 sq.ft / 645.3 sq.m**



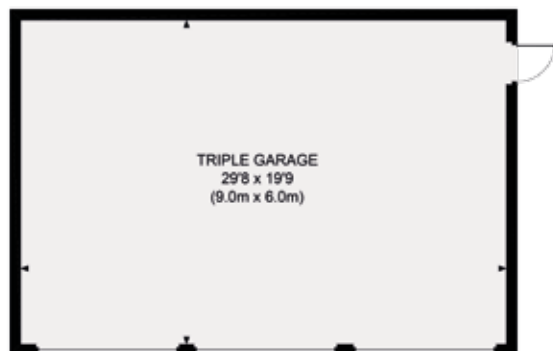
Ground Floor



First Floor



Second Floor



Ground Floor



First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	67	87
(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		

## Traditional charm, contemporary sophistication

Inspired by the past, the Georgian-style architecture of Spey House creates a grand exterior for this stunning home. Step inside and the specification is set firmly in the present. Open-plan spaces allow for modern, flexible living and a sense of flow, while sleek lines and high-end finishes ensure sumptuous luxury throughout.

## Design and construction

Using traditional brick and block construction, under a classic clay tiled roof, Spey House provides the reassurance of a solid and well-insulated build. Next to the house stands the detached triple garage and potential workshop or office above.

## Sensational kitchen

Handcrafted with precision by Hacker in Germany, the kitchen brings tasteful form and function together to sensational effect. Designed for maximum style and convenience, it features Siemens integrated appliances and contemporary pendant and plinth lighting to create ambience.

- Two wall ovens
- Steam oven
- Combination microwave oven
- 90cm induction hob
- Integrated dishwasher
- Integrated full height fridge
- Integrated full height freezer
- Wine cooler
- Waste disposal with air button operation
- Washing machine and condensing tumble dryer in utility room

## Sophisticated bathrooms and en suites

- Lavish yet beautifully tasteful, the bathrooms and en suites at Spey house are individually designed and bespoke fitted
- Osborne bespoke vanity furniture with sleek stone surfaces
- Pristine white Villeroy and Boch sanitaryware
- Minoli-tiled walk-in showers
- Thoughtfully designed lighting ensures the overall feel is of understated elegance
- Finishing touches include raindance shower heads and separate hand showers on sliding rails, mirror demisters, and wall inset lightbox shelving





### Impressive audio/visual technology

- All set for the latest technology, simply plug in an HD TV to enjoy HD quality entertainment in any of the main rooms. You can extend the system to include almost any electrical item, which can be controlled from a single device or smartphone app
- Wiring throughout for wall-mounted TV's, ceiling-mounted speakers, and WIFI boosters
- High definition television signal distribution

### Comfortable and efficient heating

- Underfloor heating throughout not only creates a comforting warmth, it's clean, efficient and a healthy way to heat your home. Hidden away, you can't see it or hear it, and it's really simple to operate. Both the sitting room and drawing room have a traditional, classic fireplace – limestone in the sitting room and marble in the drawing room – with a highly efficient glass fronted gas fire with remote control, providing a dramatic and cosy focal point

### The finishing touches

- Spey House features the high ceilings so essential to classical elegance
- All internal doors are traditional 4-panel painted timber
- Double-glazed timber windows
- Draks fitted wardrobes

### Security and peace of mind

In addition to the comprehensive alarm system there's a sophisticated video entry system, which can be personalised and integrated with the AV system to provide individually tailored security features. Spey House also has a 'Secure by Design' multi-point locking system to all doors and windows plus remote-controlled electric gates at the entrance.

### Warranty

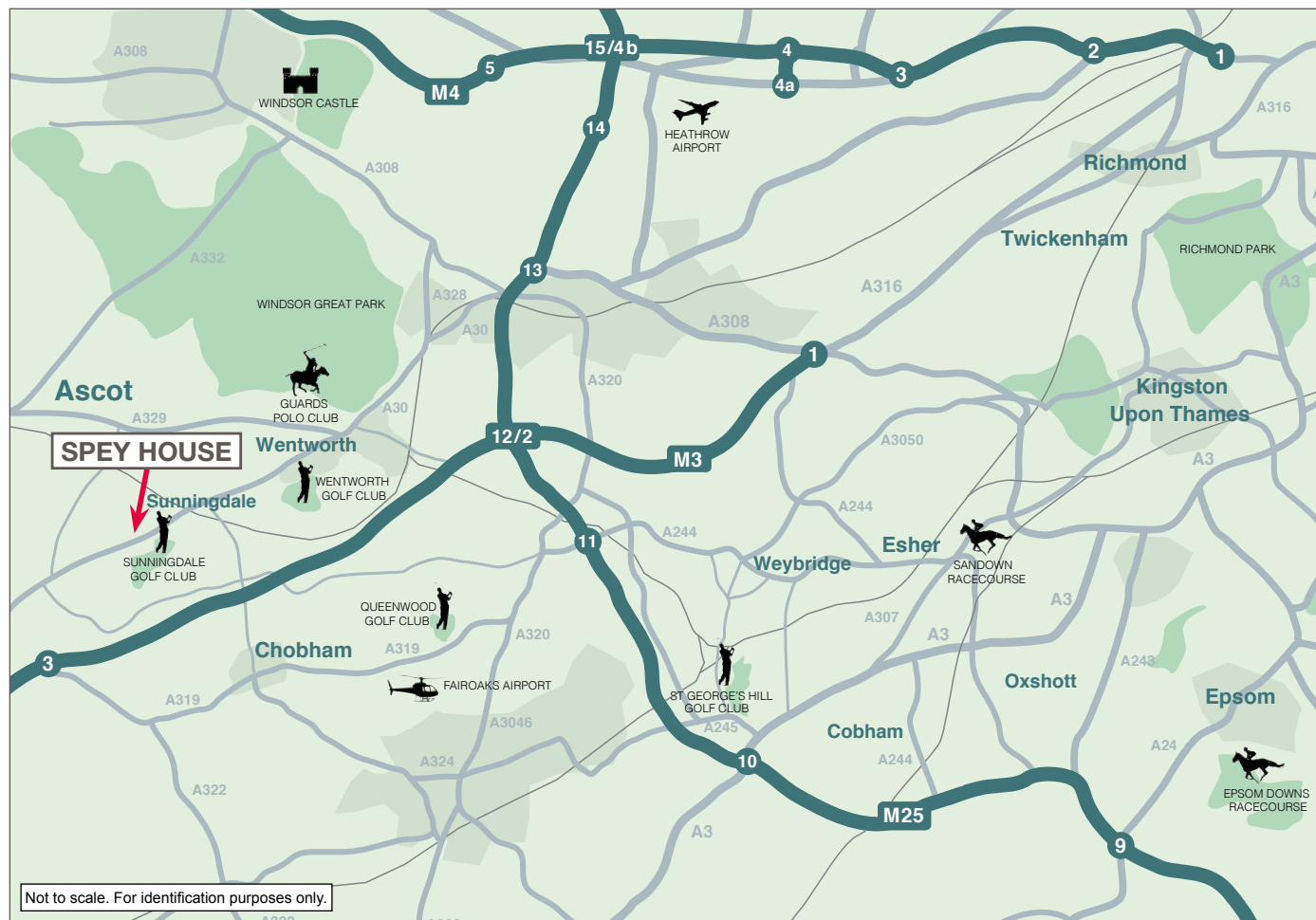
Spey House comes with a 10 year NHBC Warranty, backed up by the Kebbell customer care service.

## Gardens and Grounds

Spey House is approached via a wrought iron electric gate onto a private driveway with ample parking and access to garaging for 3 cars. The gardens and grounds have been professionally landscaped and are screened by a range of mature trees, hedges, shrubs and plants. The gardens are mainly laid to lawn and there is an entertaining terrace.

The gardens and grounds extend in all to approximately 0.41 acres (0.17 ha).





### Directions (SL5 9QH)

From London take the M4 motorway to junction 4B and then join the M25, following signs to Gatwick Airport. Leave the M25 at junction 13, signed to Staines, and follow the A30 marked Camberley, Ascot and Bagshot. Continue along the A30, passing Egham, Virginia Water and Sunningdale. Shortly after Sunningdale station take the second right into Lady Margaret Road. The gates to Spey House will be found after a short distance on the right hand side.

### Local Authority

The Royal Borough of Windsor and Maidenhead  
+44 (0) 1628 683800

### Services

The owners have informed us that there is mains water, electricity, drainage, heating and gas.

### Viewings

Viewings strictly by appointment only.

### Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

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