TITLARKS HOUSE

TITLARKS HILL,
Sunningdale, Berkshire
SL5 0JD

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www.octagon.co.uk

Front View

(Computer Generated Image)

TITLARKS HOUSE

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Rear View

(Computer Generated Image)

TITLARKS HOUSE

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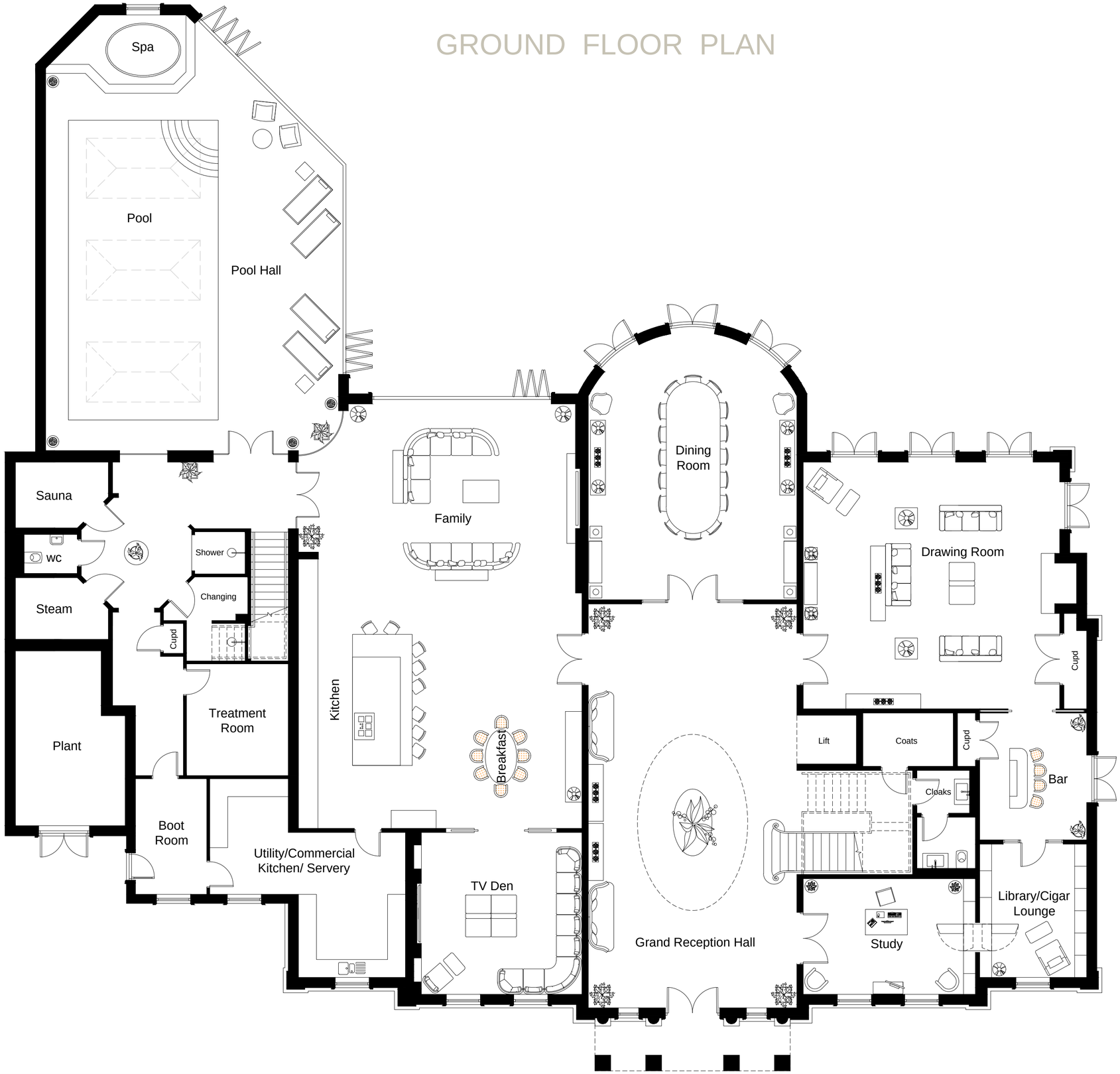
A magnificent family residence with Grand Reception Hall & Galleried Landing, situated in a prestigious private road in Sunningdale. Offering substantial accommodation over two floors, including a detached quadruple Garage with two Staff Suites above, and a Leisure Complex comprising of an Indoor Pool, Sauna, Steam Room, Jacuzzi and Treatment Room, all set in beautifully landscaped gardens of 1.4 acres.
A bespoke specification is proposed of the highest quality, reflecting the nature and location of Titlarks House. It incorporates natural stone, marble, handmade cabinetry & the latest complementary technology for modern living.

- Substantial Master Bedroom Suite with 2 En Suites, 2 Dressing Rooms, 'Shoe' Room, Sitting Area & Balcony.
- Guest Suite with Dressing Room.
- Three further Bedroom Suites with Dressing Rooms.
- Gym.
- Grand Reception Hall with Galleried Landing.
- Drawing Room.
- Dining Room.
- Study.
- Bar.
- Library/Cigar Lounge.
- Kitchen/Family/Breakfast Room.
- TV Den.
- Utility/Commercial Kitchen/Servery.
- Boot Room.
- Leisure Complex consisting of:- Swimming Pool; Jacuzzi; Sauna; Steam Room; Treatment Room; Changing Room; Shower & separate wc.
- Lift to all floors.
- Detached Four Car Garage with Staff Accommodation above consisting of:- 2 Staff Apartments, each with an En Suite & Kitchenette.
- Gated Southerly backing plot of 1.4 acres / 0.57 hectares.

GROUND FLOOR PLAN



TITLARKS HOUSE

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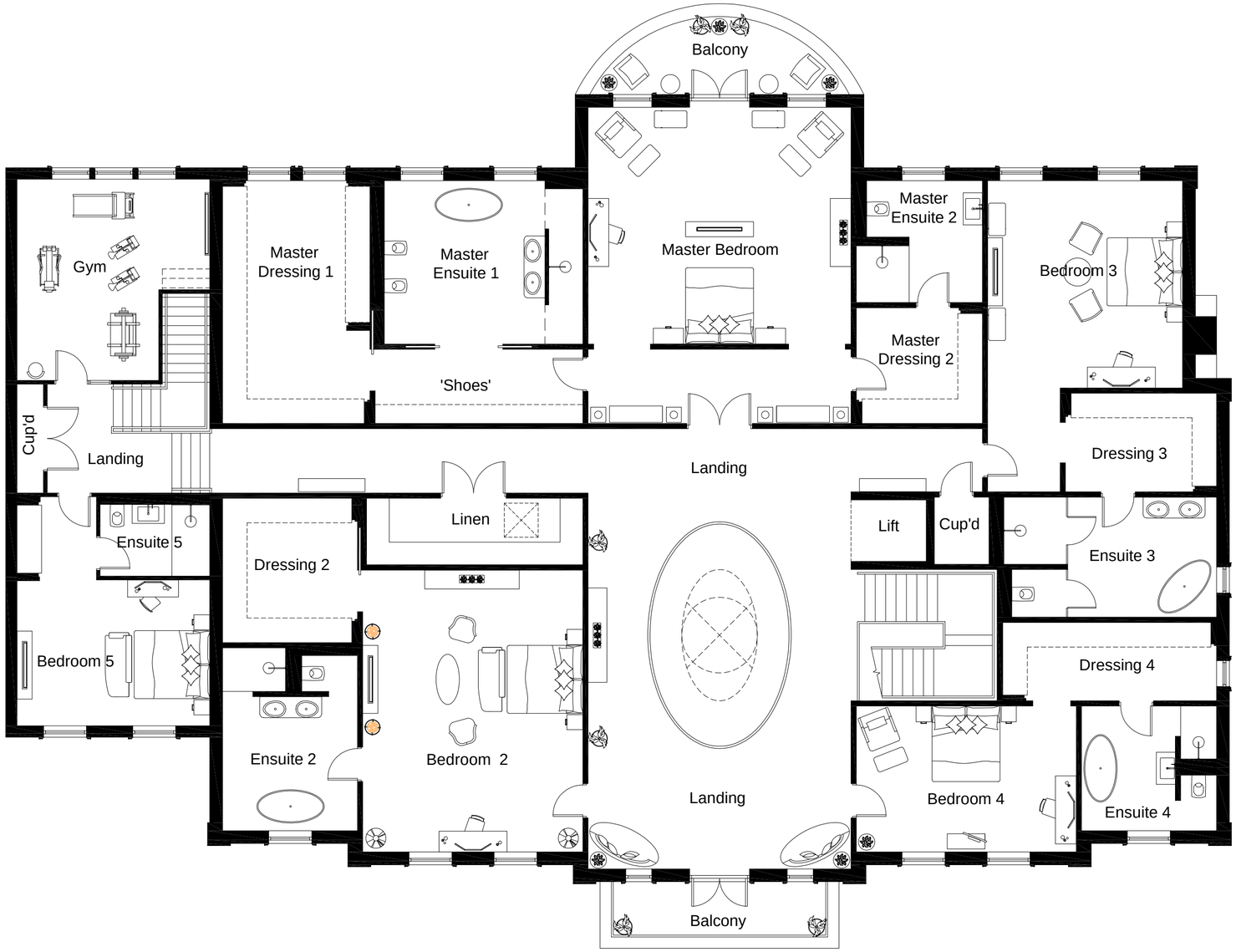
0 1 2 3 4 5
METRES

1 : 100

FIRST FLOOR PLAN



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METRES

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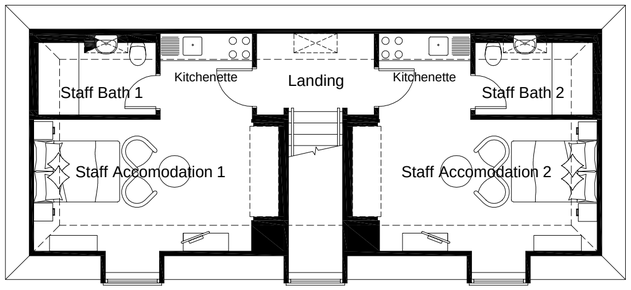
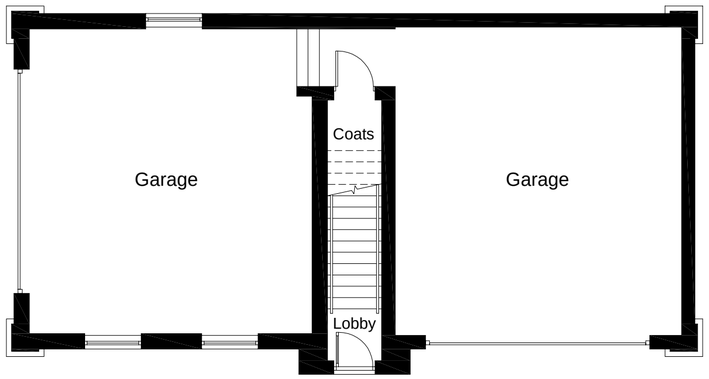
GARAGE & STAFF
ACCOMMODATION FLOOR PLANS



First Floor Plan



Ground Floor Plan

TITLARKS HOUSE

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0 1 2 3 4 5
METRES

1 : 100

ROOM DIMENSIONS

GROUND FLOOR

Grand Reception Hall	13.46m x 6.93m	44'2" x 22'9"
Drawing Room	8.53m x 8.23m	28'0” x 27'0”
Bar	4.22m x 3.55m	13'10” x 11'8”
Dining Room	8.84m x 6.93m	29'0” x 22'9”
Kitchen/Breakfast	9.45m x 8.96m	31'0” x 29'5”
Family	9.45m x 6.30m	31'0” x 20'8”
Utility/Commercial Kitchen	6.60m x 6.50m	21'8” x 21'4”
TV Den	5.72m x 5.38m	18'9 x 17'8”
Study	5.72m x 3.83m	18'9” x 12'7”
Library/Cigar Lounge	4.42m x 3.55m	14'6” x 11'8”
Pool Hall	14.50m x 9.75m	47'7” x 32'0”
Swimming Pool	10.00m x 5.00m	32'10” x 16'5”
Treatment Room	3.71m x 3.38m	12'2” x 11'1”

FIRST FLOOR

Master Bedroom	8.33m x 6.93m	27'4” x 22'9”
Master Dressing Room 1	6.40m x 3.89m	21'0” x 12'11”
Master Dressing Room 2	3.30m x 3.05m	10'10” x 10'0”
Master Dressing 'Shoes'	5.49m x 1.93m	18'0” x 6'4”
Bedroom 2	7.44m x 5.79m	24'5” x 19'0”
Dressing 2	3.78m x 3.66m	12'5” x 12'0”
Bedroom 3	5.49m x 5.13m	18'0” x 16'10”
Dressing 3	3.97m x 2.59m	13'0” x 8'6”
Bedroom 4	5.79m x 3.83m	19'0” x 12'7”
Dressing 4	5.64m x 2.06m	18'6” x 6'9”
Bedroom 5	5.08m x 3.81m	16'8” x 12'6”
Dressing 5	2.13m x 2.08m	7'0” x 6'10”
Gym	5.31m x 5.08m	17'5” x 16'8”

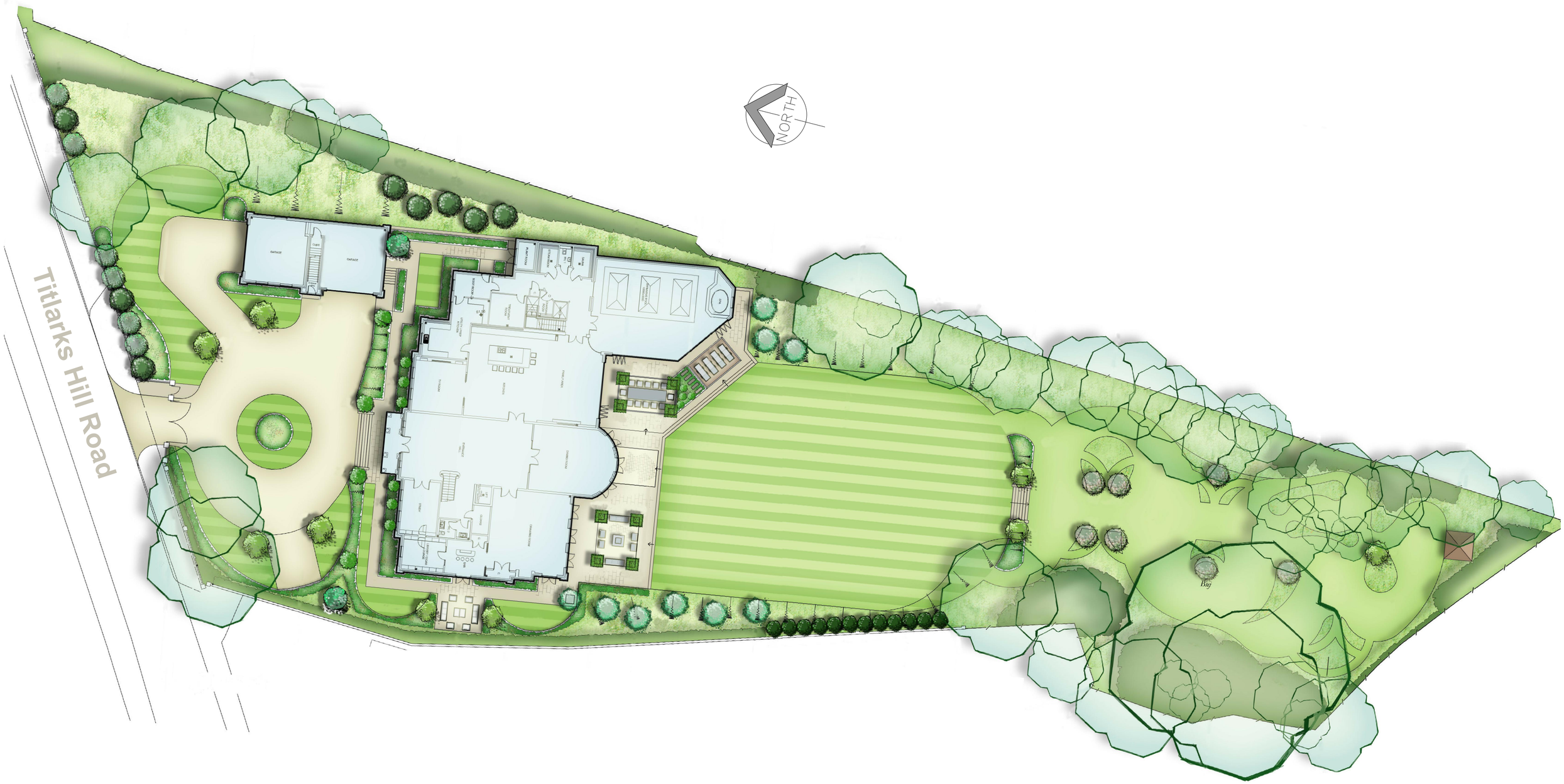
GARAGE & STAFF ACCOMMODATION GROUND FLOOR

Garage 1	6.82m x 6.25m	22'4” x 20'6”
Garage 2	6.82m x 6.33m	22'4” x 20'9”

GARAGE & STAFF ACCOMMODATION FIRST FLOOR

Staff Accommodation 1	8.53m x 8.23m	28'0” x 27'0”
Kitchenette	8.84m x 6.93m	29'0” x 22'9”
Staff Accommodation 2	4.22m x 3.55m	13'10” x 11'8”
Kitchenette	8.84m x 6.93m	29'0” x 22'9”

SITE PLAN



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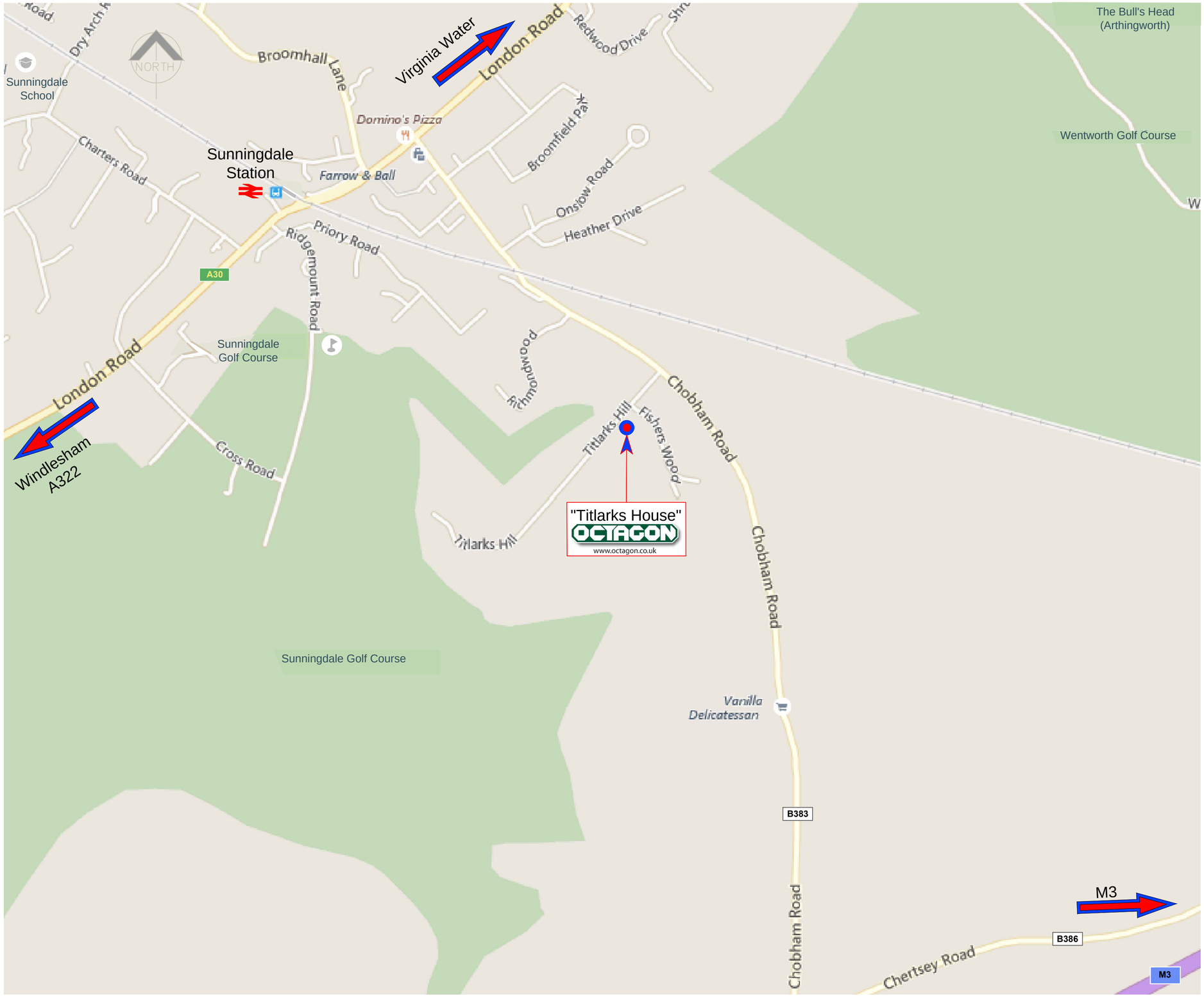

TITLARKS HOUSE

Titlarks Hill, Sunningdale, Berkshire, SL5 0JD.

RESERVATION

To reserve the property we require a reservation fee of £10,000 made payable to Octagon Developments Ltd., together with the name and address of your solicitor. Upon exchange of contracts, 10% of the purchase price is payable, less the reservation fee. Balance of the purchase money is payable on legal completion.

WARRANTY

The property is independently surveyed during construction and will be issued with a ten year warranty certificate upon satisfactory completion of the dwelling, either by the Local Authority Building Control (LABC), or National House Building Council (NHBC).

MAINTENANCE

Octagon have their own maintenance department and inspect the property approximately six months after the purchase and attend to any remedial work that is deemed necessary.

SUBJECT TO CONTRACT

All particulars in this document, including the illustrations of the house and its gardens, are for guidance only, as it may have been necessary to introduce some alterations to these or their specifications since publication. This brochure therefore cannot form any part of the contract or be taken as an indication of warranty or guarantee on the property.

Disclaimer:

These particulars are for general information only and do not constitute any part of an offer or a contract. All statements contained herein are made without responsibility on the part of the agents or the seller and are not to be relied upon as a statement or representations of fact. Intending purchasers or lessees must satisfy themselves, by inspection, measurement or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars.

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LOCATION PLAN