TITLARKS HOUSE

SUNNINGDALE | BERKSHIRE

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TITLARKS HOUSE

TITLARKS HILL | SUNNINGDALE | BERKSHIRE | SL5 0JD

In collaboration with Kebbell Homes, Octagon are building a magnificent home located in Sunningdale's premier private road, Titlarks Hill. The property is set in a mature and private south backing 1.4 acre plot within walking distance of Sunningdale centre, with its shops, cafes, restaurants and mainline train station. Central London is 28.5 miles and Heathrow airport is 9.8 miles.

Titlarks House approaches 17,000 sq ft and offers luxurious accommodation arranged over two floors, with a lift, and features 2 independent staff suites and an extensive leisure complex comprising an indoor swimming pool, gym, spa/Jacuzzi, sauna, steam and treatment room.

A particular feature of the property is the magnificent 44′ x 22′ ft grand reception hall with 11 ft ground floor ceiling heights and a galleried landing. There are 7 reception rooms at ground floor, including a separate bar and wine room. The 5 bedroom suites on the first floor all incorporate dressing rooms/areas and en suite bathrooms and shower rooms. The master bedroom features both "his and hers" en suites and dressing rooms, with a sitting area leading to a balcony overlooking the rear garden.

A bespoke specification is proposed of the highest quality, reflecting the nature and location of Titlarks House incorporating traditional red brick elevations with stone detailing, marble and stone flooring, handmade cabinetry and the latest complimentary technology for modern living.

KEBBELL Homes

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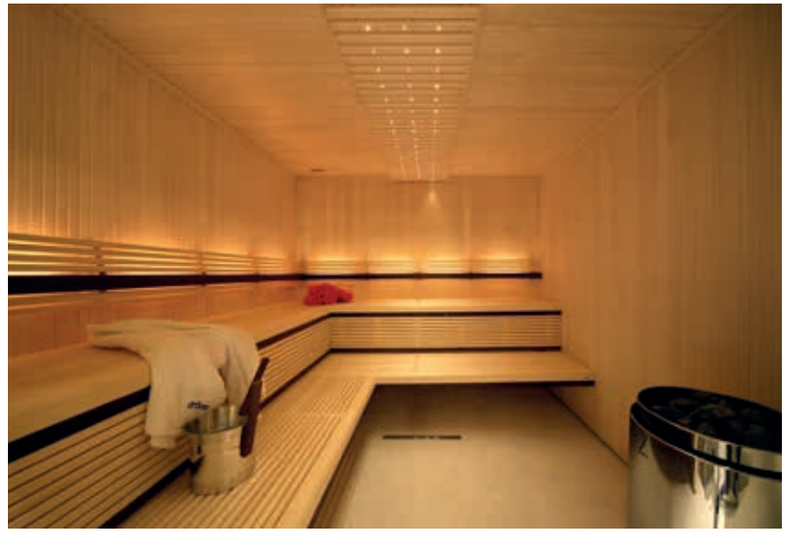
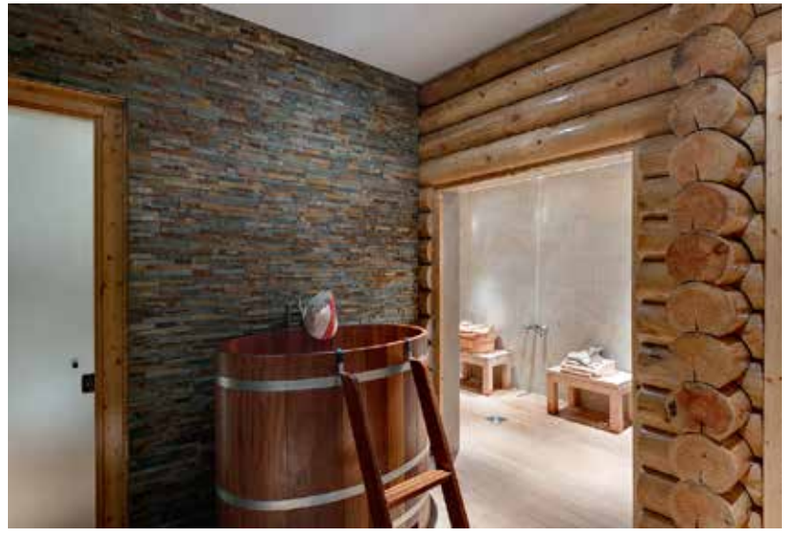
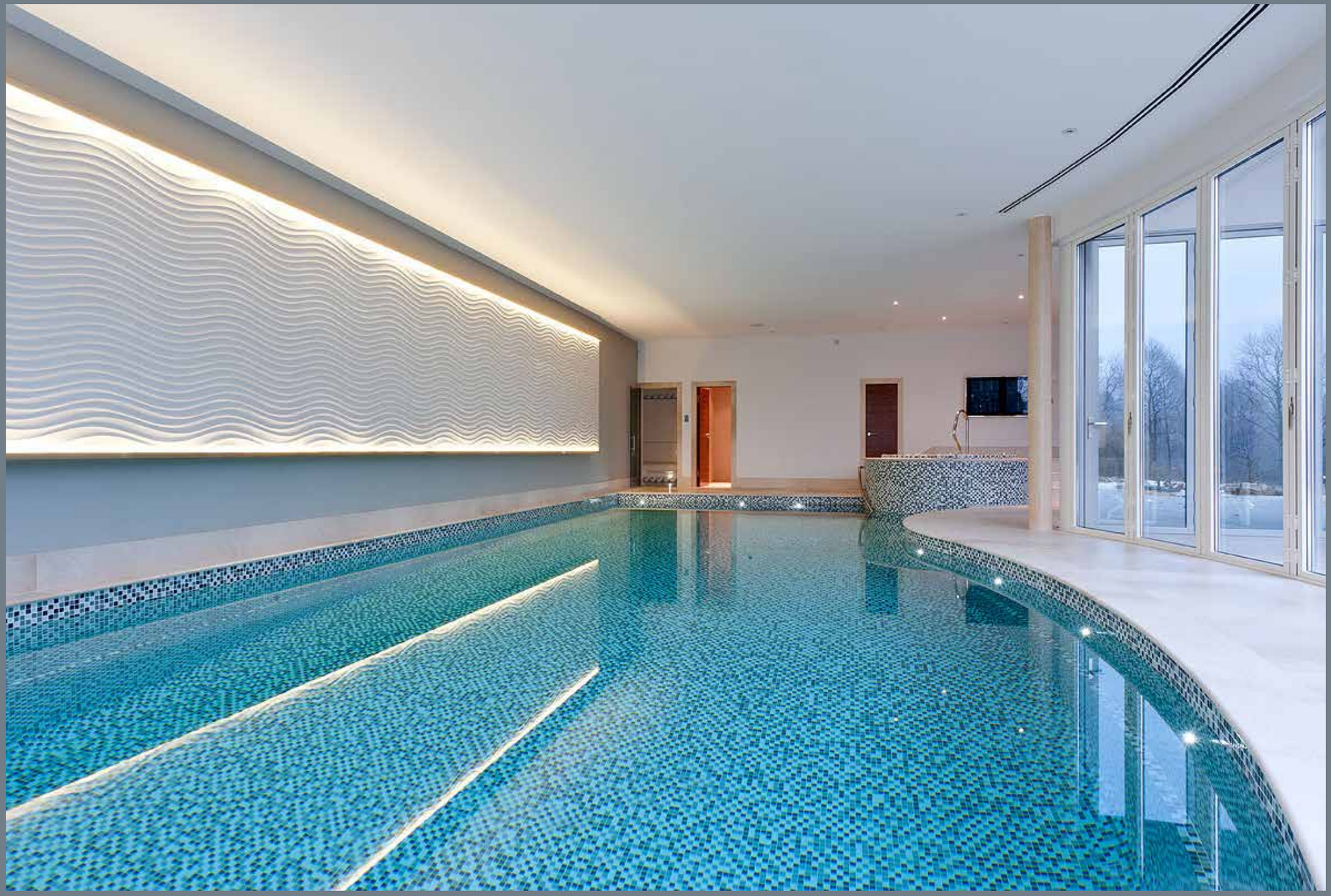
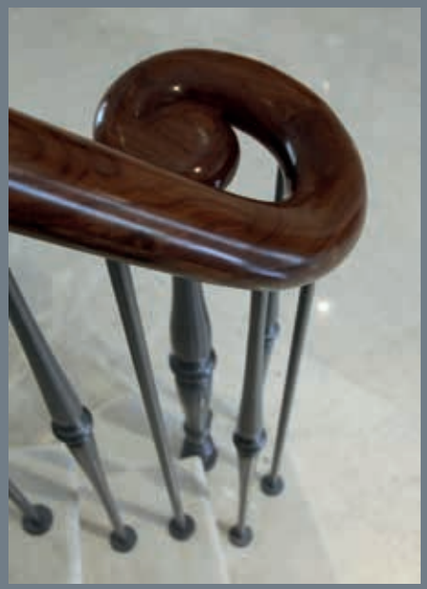
Viewing by appointment only.
These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.







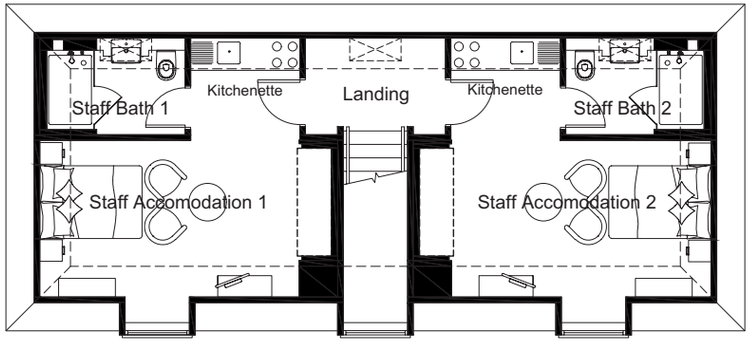


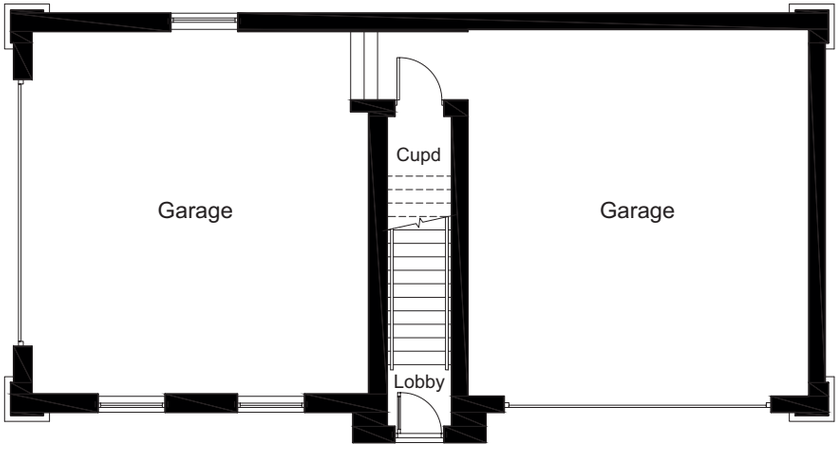
GROUND FLOOR

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 Room	9.45m x 8.96m	31’0” x 29’5”
Family Room	9.45m x 6.30m	31’0” x 20’8”
Utility/Commercial Kitchen	6.50m x 5.56m	21’4” x 18’3”
TV Den	5.72m x 5.38m	18’9 x 17’8”
Study	5.72m x 3.83m	18’9” x 12’7”
Wine Room	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 Room 2	3.78m x 3.66m	12'5" x 12'0"
Bedroom 3	5.49m x 5.13m	18'0" x 16'10"
Dressing Room 3	3.97m x 2.59m	13'0" x 8'6"
Bedroom 4	5.79m x 3.83m	19'0" x 12'7"
Dressing Room 4	5.64m x 2.06m	18'6" x 6'9"
Bedroom 5	5.08m x 3.81m	16'8" x 12'6"
Dressing Room 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”

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Racing at Ascot

Farnborough Airport

Golf at Wentworth

Eton College

SUNNINGDALE

Sunningdale means gracious living in beautiful green surroundings. In addition to the world-class golf courses at Sunningdale and Wentworth, Windsor Great Park and Virginia Water are on the doorstep. The superb sporting facilities also include Guards Polo Club and Ascot Racecourse, home of the UK's most elegant race meetings. The abundance of renowned independent schools, proximity to the capital, and excellent transport links by road, rail and air, attracts residents to the area – as well as its rural characteristics and semi-rural feel. Nearby attractions include Virginia Water Lake, Savill Gardens and Windsor Royal Theatre.

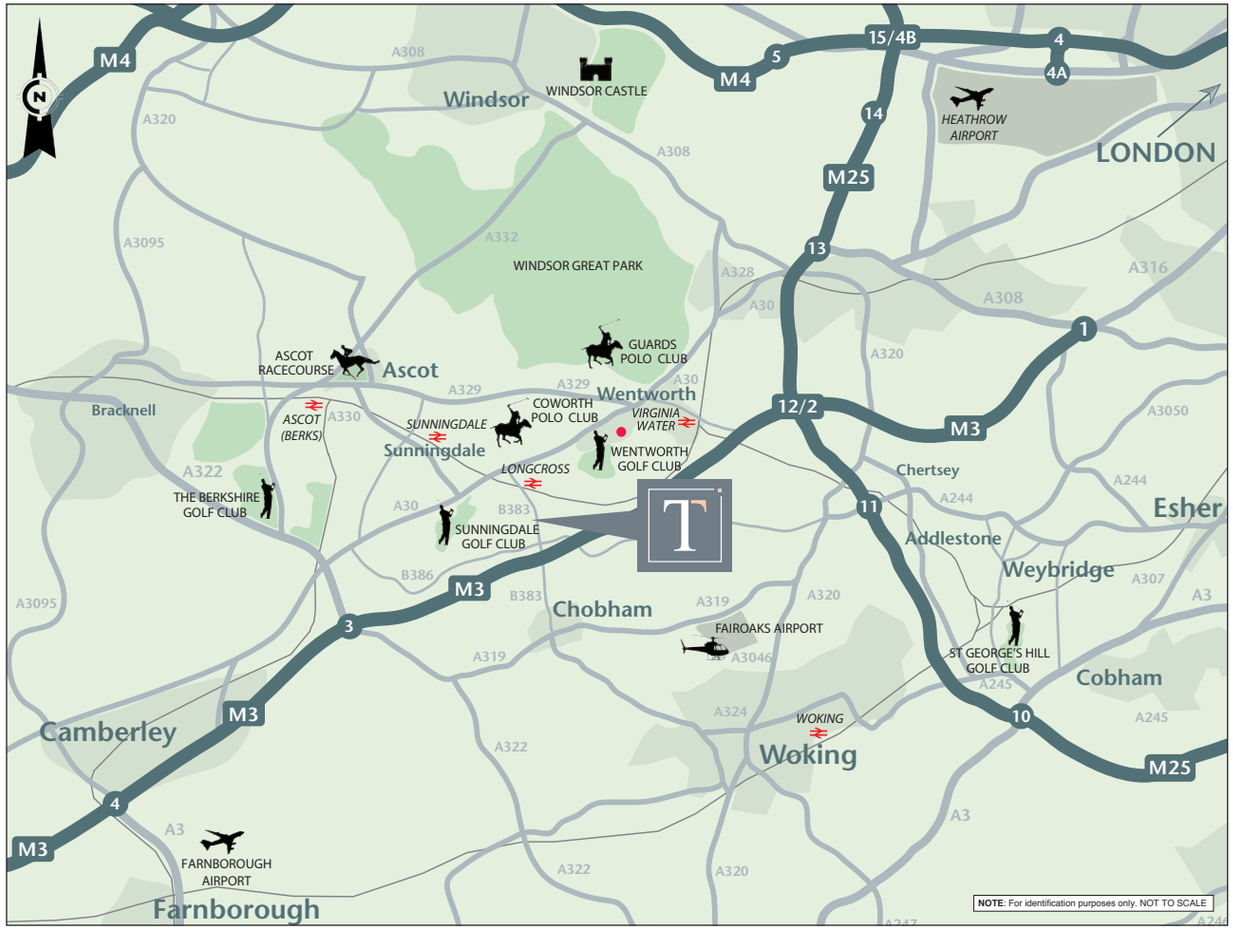
The M3 runs just to the south of Sunningdale, providing direct access east to the M25 and west down to Southampton. Services to London Waterloo from Sunningdale take circa 50 minutes; there are also stations at Ascot and Virginia Water. Heathrow Airport is close by and easily reached via the M25.

Sunningdale's proximity to ACS International School in Egham and TASIS at Thorpe are a major attraction to the area. Eton College, Wellington College and St Mary's School are also within easy reach.

SCHOOLS	LEISURE	TRAVEL
ACS Egham International School	Wentworth Golf Club	London Waterloo: 50 minute train service
TASIS School - International	Windsor Great Park	Central London: 50 minutes by road
Eton College	Ascot Racecourse	Gatwick Airport: 45 minutes
St Mary's School	Sunningdale Golf Course	Heathrow Airport: 25 minutes
Lambrook	Guards Polo Club	Farnborough Airport: 25 minutes
Wellington College	Coworth Park Hotel & Spa	

Windsor Great Park & Castle

Coworth Park, Ascot



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1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The seller (s) 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.

N.B: Photography of similar Octagon Showhouse.

Particulars, photographs and plans dated: May 2017

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