

December 85

The Terrace Apartment, The Mansion, Ottershaw Park, Surrey.



**BALLROOM, DRAWING ROOM, LIBRARY, DINING ROOM, KITCHEN,
5 BEDROOMS AND 4 BATHROOMS**

BILLIARD ROOM, BAR, DISCOTHEQUE, GYMNASIUM, SAUNA.

FORMAL GARDENS INDOOR SWIMMING POOL

SITUATION

Ideally located in the heart of Surrey with stunning views over open countryside the property is only 19 miles from West London and is readily accessible from the M4, M3 and A3 via the M25 while Heathrow (15mins) approx., Gatwick (40 mins) approx. and Fairoaks (5 mins) approx. Airports are all within easy reach. The nearest rail link provides a regular service to London taking 25 minutes.

HISTORICAL NOTE

Commanding panoramic views of the Surrey countryside the present building is the grandest of a succession of manor houses built on the site. Records go back to 1540 when John Danister Esq. was in ownership. In 1761 Sir Thomas Sewell, Master of the Rolls undertook considerable rebuilding in Italian Renaissance style. At the turn of this century Baron Eckstein created the present Mansion in grand Palladian style engaging the noted architects Niven and Wigglesworth. The Mansion constructed from Bath Stone featuring impressive examples of craftsmanship is now a listed Grade II building and is accorded appropriate protection by the Department of the Environment. The original brick vaults dating back many centuries are still preserved and now forms part of the entertainments area to the Apartment.

ACCOMMODATION

The accommodation in the Apartment extends to some 7600 square feet and offers magnificent facilities for entertaining in the grand style. The subject of extensive refurbishment the Apartment has been finished to the highest of standards. The accommodation is arranged on three levels, the principle reception level, with 16' high ceilings, has the benefit of a superb terrace running the entire length of the property. In delightful contrast to the formality of the State Rooms on the Principal Floor the original cellars have been imaginatively converted to afford a fascinating entertainments area.

SPORTING AMENITIES

The Apartment is ideally located for the prominent sporting venues of the calendar: Ascot, Epsom, Sandown and Kempton Park for racing while Smiths Lawn for the polo enthusiast is merely 7 miles away. Wentworth, Sunningdale and Foxhills golf courses are in easy reach and the numerous facilities of Foxhills Country Club are only minutes away. The River Thames and nearby lakes afford convenient sailing and other water sport facilities.

ACCOMMODATION DESCRIPTION

The Apartment is approached directly from the Marble Hall which features solid sculptured brass double doors to the Portico.

The Grand Hall 75' x 10' approximately.

Entered from the Marble Hall through magnificent double mahogany doors the Grand Hall runs from east to west, linking the main state rooms on the principal floor. Embellished with marble pilasters, columns and grand cornice, the intricate detail is highlighted at night by ceiling floods and niche lighting together with brass wall lights. The oak parquet floor has been restored and is a feature of the whole principal floor level.

The Ballroom 45' x 27' approximately.

Leading directly off the Grand Hall and opposite the main entrance doors the Ballroom opens straight onto the Great Terrace via French doors. Arranged on a north-south axis the Ballroom commands views over the formal Italian gardens and to the horizon beyond. The walls, decorated in pale green compliment the rich green marble columns, with the oak parquet floor adding warmth and luxuriance. The superb stone carved fireplace incorporates rams head sculptures and includes cast iron dogs and grate. The original gilded wall fittings throw light onto the Acanthus ceiling mouldings.

Drawing Room 32' x 19' approximately.

Entered from the eastern end of the Grand Hall via richly embellished double doors the parquet floored Drawing Room has a south and east aspect with beautiful views over the most verdant part of the garden. The wall panels are decorated in a soft golden yellow shade whilst the panelled dado and the cornice is finished in cream. Four richly detailed niches contain shelves and cupboards and are lit by hidden lighting giving warmth and subtlety to the room.

Library 18' x 11' approximately.

The Library is entered from the east end of the Grand Hall and opens out onto the East Loggia. The Library features a 10' high bookcase and is detailed with marble pilasters and a deep cornice. The parquet floor and pale peachshaded walls and picture lights give the room warmth and intimacy.

Dining Room 32' x 19' approximately.

Approached from the Grand Hall to the west of the Ballroom, the Dining Room overlooks the Terrace and West Loggia with the west garden and open countryside beyond. The decorations compliment the richly coloured marble fireplace while the base panels and cornice are in cream. Hidden lighting enhances the four niches which also contain cupboards and shelves.

Kitchen 22' x 11' approximately.

Conveniently located adjacent to the Dining Room the kitchen opens onto the West Loggia through French doors and onto the Great Terrace for al fresco dining. The extensive panelled base cupboards in white are finished with Sicilian white marble worktops which contrast with green marble pilasters. The deep relief of the ceiling cornice is brought out with concealed ceiling lighting while the worktops are directly illuminated. The ample appliances include two white Neff ovens, three De Dietrich double hobs, eye level microwave oven, double height built in fridge freezer, Neff dishwasher, two sinks with mixer taps as well as extensive cupboards.

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East Hall 16' x 14' approximately.

Approached via the magnificently ballustrated East Stair the Hall which has a Parquet floor leads to the east bedroom suites, Cloakroom, W.C. and Rear Lobby.

East Cloakroom.

East W.C.

Master Bedroom 23' x 15' approximately.

Entered from double panelled doors the Master Bedroom is arranged on split levels and overlooks the gardens to the east. A particular feature of the room is the curved stairs between columns leading from the bed level to the lower lounge level. Decorated in soft peach to the walls, the ceiling and cornice are contrasted in white.

En suite Dressing Room 15' x 8' approximately.

Accessible from two doors either side of the bed the Dressing Room features a 12' mirror fronted wardrobe and an airing cupboard.

En suite Master Bathroom

Featuring a beautifully mosaiced curved topped vanity unit with double washbasins and gold fittings with full width mirror, the Bathroom includes an oval bath partly recessed into a niche with a shower fitting over, W.C. and bidet. Decorations compliment the master bedroom.

East Bedroom 22' x 13' approximately.

Approached by panelled double doors from the East Hall the Bedroom is decorated in shell pink. Arranged in an L-shape the bedroom overlooks the east garden through an intriguing curved sash window and a conventional sash window.

En suite Wardrobe 14' x 4' approximately.

With a 14' brass hanging rail the walk-in Wardrobe is entered from two doors symmetrically at either side of the bed location. This original feature is repeated in several of the bedrooms.

En suite Bathroom

Entered from the lower end of the room the bathroom includes bath, basin, bidet and W.C. along with a classical vanity unit topped with decorated mosaic.

West Hall 16' x 14' approximately.

Symmetrically arranged to the East Hall with matching details and features including the superbly balustered West Stair, the West Hall leads to the west bedroom suites, Cloakroom and W.C.

West Cloakroom

West W.C.

West Bedroom 21' x 13' approximately.

Entered through double panelled doors the L-shaped room is arranged similarly to the East Bedroom on split levels with curved window and sash windows. The room is decorated in pale green and overlooks the West Gardens.

En suite Wardrobe 13' x 4' approximately.

Doors either side of the bed head location lead to the walk-in Wardrobe which includes brass hanging rail.

En suite Bathroom

With co-ordinated decoration the Bathroom includes bath, basin, bidet and WC all with gold fittings. The Bathroom features a 6' wide mosaic topped vanity unit.

South Bedroom 26' x 12' approximately.

Entered from the lobby leading from the West Hall, the double doors open onto a split level room with views over the garden. Decorated in soft yellow with white ceiling.

En suite Wardrobe 12' x 4' approximately.

The walk-in wardrobe with continuous hanging rail is entered at each end by door set symmetrically either side of the bed head.

Bathroom.

Entered from the West Bedroom lobby the pale blue Bathroom features a bath set in deep mosaic surrounds with moulded panels together with classical mosaic topped vanity unit. The bath, basin, bidet and W.C. are all in white with gold fittings.

Middle Bedroom 15' x 7' approximately.

Overlooking the gardens from a large sash window and entered from the West Lobby, the Bedroom includes built in wardrobe.

Airing Cupboard 10' x 4' approximately.

Entered from the West Lobby the airing cupboard includes multiple slatted shelving.

Billiard Room 25' x 17' approximately.

Arrived at from the Lower West Stair the room will accept a full size billiard table. The room features the original carved stone fireplace and the ceiling downlighters are arranged to illuminate the table.

Gymnasium 22' x 17' approximately.

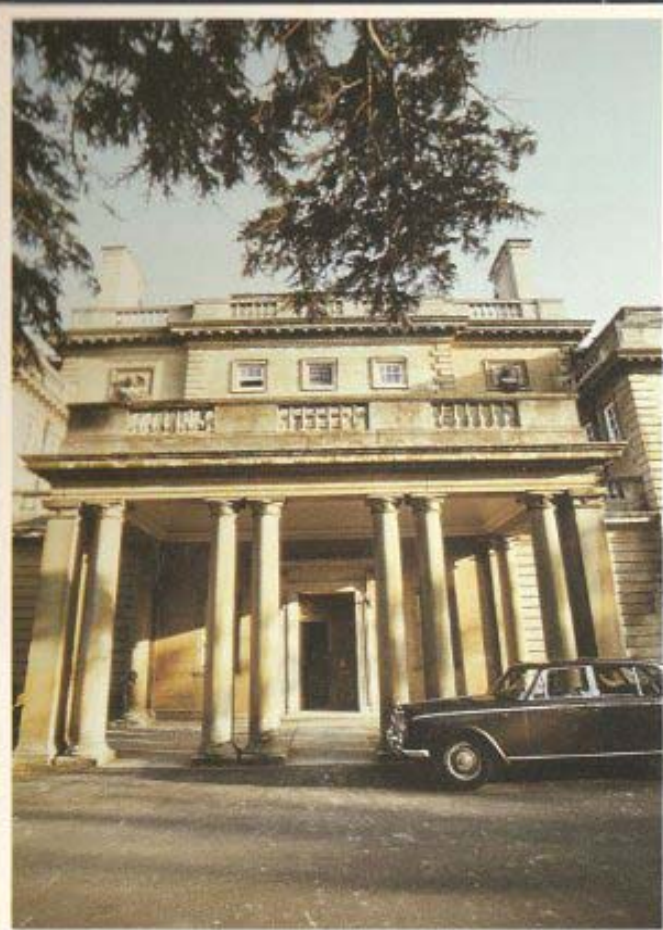
The Gymnasium is approached from the East Hall and Lower East Stair with an exit to the Swimming Pool and Games Rooms. Featuring a cork floor and mirror wall the room is ideal for fitness training.

Sauna & Changing Room 17' x 10' approximately.

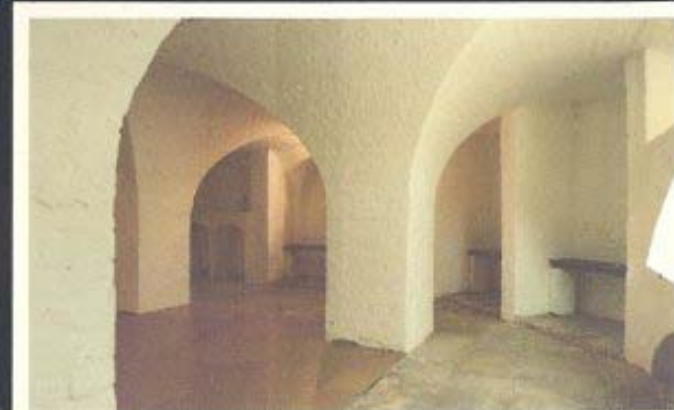
The pine clad sauna is accessible from the changing room with the entrance opposite the gymnasium.

Bar 26' x 10' approximately.

Set within the original vaulted brickwork cellars with flagstone floors, the bar is at the centre of the cellar entertainment area adjacent to the Disco/Entertainments Room.

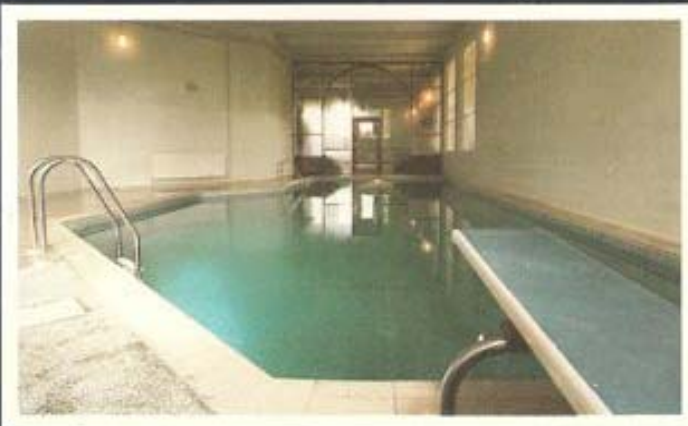
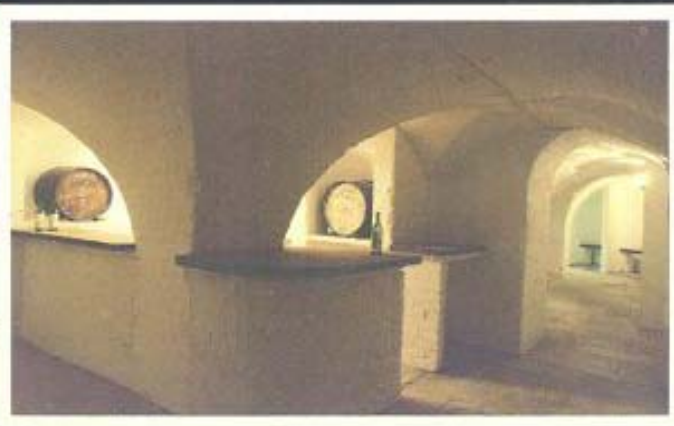


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Discotheque 26' x 26' approximately.

Located in the vaults dating back several centuries the room includes alcove seating, cork tiled dance floor and feature lighting. It offers a fascinating entertainment area to contrast with the formal qualities of the Principal Floor.

Wine Store 29' x 5' approximately.

Extensive racking in the wine store provides considerable storage for the connoisseur and is located adjacent to the bar and discotheque.

Utility Room 17' x 9' approximately.

Including worktops and double sink the room is arranged for washing and drying machines together with deep freezers.

West Store Rooms 17' x 14' approximately.

Accessed from the Billiard Room the Store Rooms allow ample storage for the Apartment.

The Great Terrace 96' x 27' approximately.

The magnificent south facing stone terrace commands superb views over the gardens and countryside. It is accessible from the Ballroom, Library and Kitchen through full height French doors and offers tremendous opportunities for entertaining on the grand scale.

East and West Loggias 28' x 10' approximately.

Colonnaded loggias link directly onto the Great Terrace from the Library or Kitchen and feature embellished stone columns and command fine views of the grounds.

Garaging

Included with the Apartment is a double garage set in the courtyard adjacent to the Mansion.

MANSION FACILITIES

The Grounds

The Grounds form a particularly attractive feature of the Mansion and extend in all to some thirteen and a half acres including the formal gardens and pasture.

The Italian Gardens

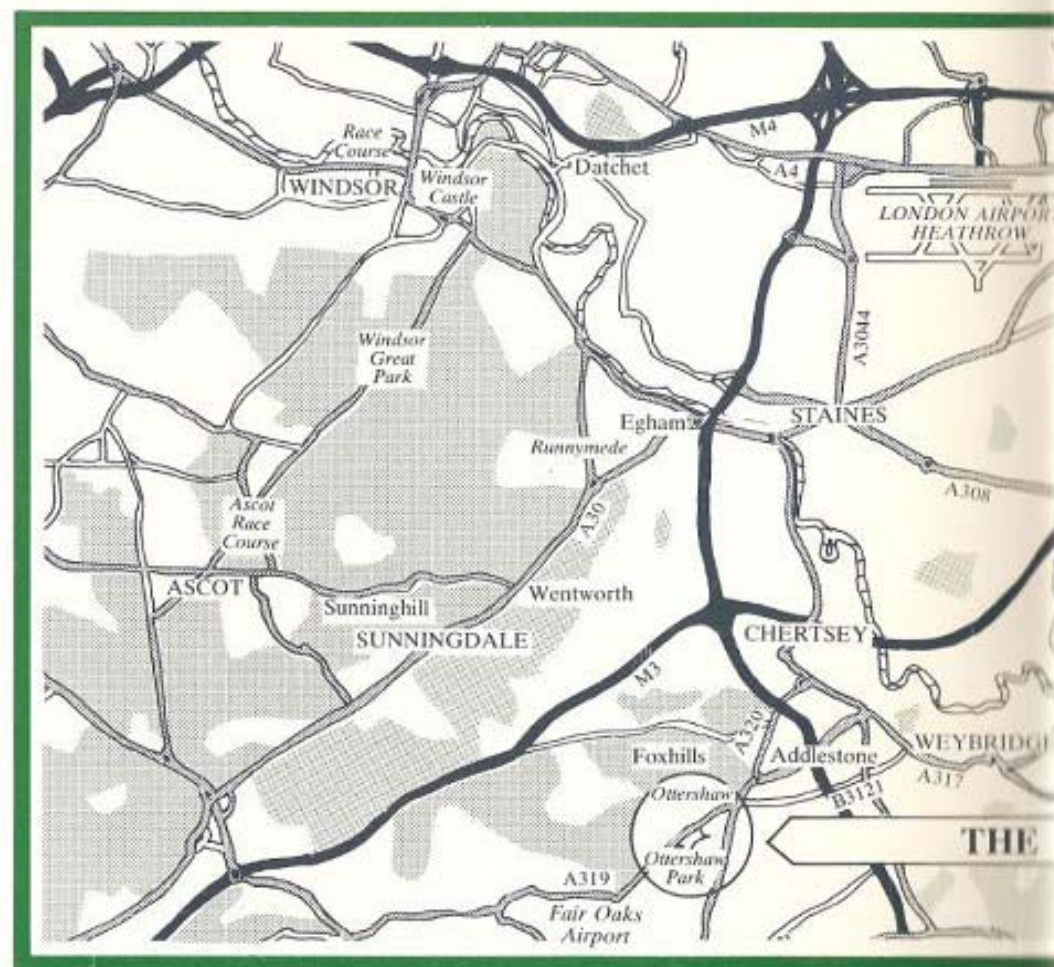
Arranged on the north-south axis the formal gardens feature a superb central pond, stone flag paths and formal ballustrades with two stone colonnaded rotundas set symmetrically to each corner. The symmetry is further enhanced by box yew hedges, rose borders, rhododendrons and extensive lawns.

Tennis Courts

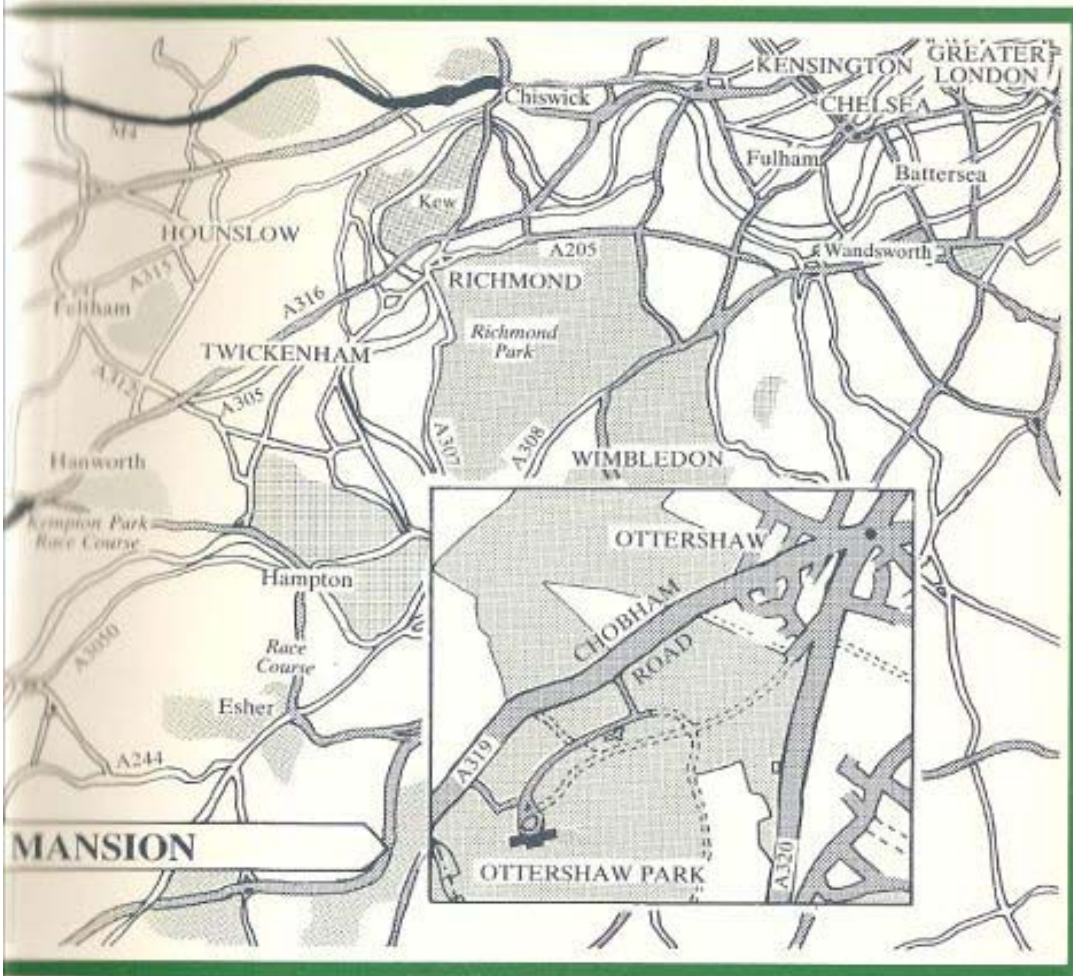
There are four all weather hard courts set to the west of the grounds.

Swimming Pool and Games Area 96' x 27'.

The newly appointed indoor heated swimming pool of the mansion measures some forty feet in length and features a terrazzo floor surround and a diving board at the eight foot deep end. A very large games room is situated immediately adjacent.



Andrew Key
ET PARTNERS



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APARTMENT SERVICES

Electrical

Most rooms have at least four double thirteen amp sockets with wall lighting and multiple two way switching, with fittings in brass.

Television

There are some eight TV socket outlets in the Apartment.

Heating

Contemporary high output radiators served by the Apartment's 400,000 BTU gas fired boiler which is located in the Mansion boilerhouse, together with sophisticated controls, ensure a rapid and effective heating system.

PROPERTY PARTICULARS

Title

The property is offered on a 997 year lease with joint freehold ownership through Ottershaw Park Mansion Ltd. the management company controlled by the residents.

Rating

The rateable value of the property is assessed at £747 gross value. The rate in the pound for 1984/5 is £1.54 and is payable to Runnymede Borough Council.

Service Charge

The service charge finances the upkeep of the Mansion and Grounds and is £1350 for the year 1984/5 payable to Ottershaw Park Mansion Ltd.

VIEWING

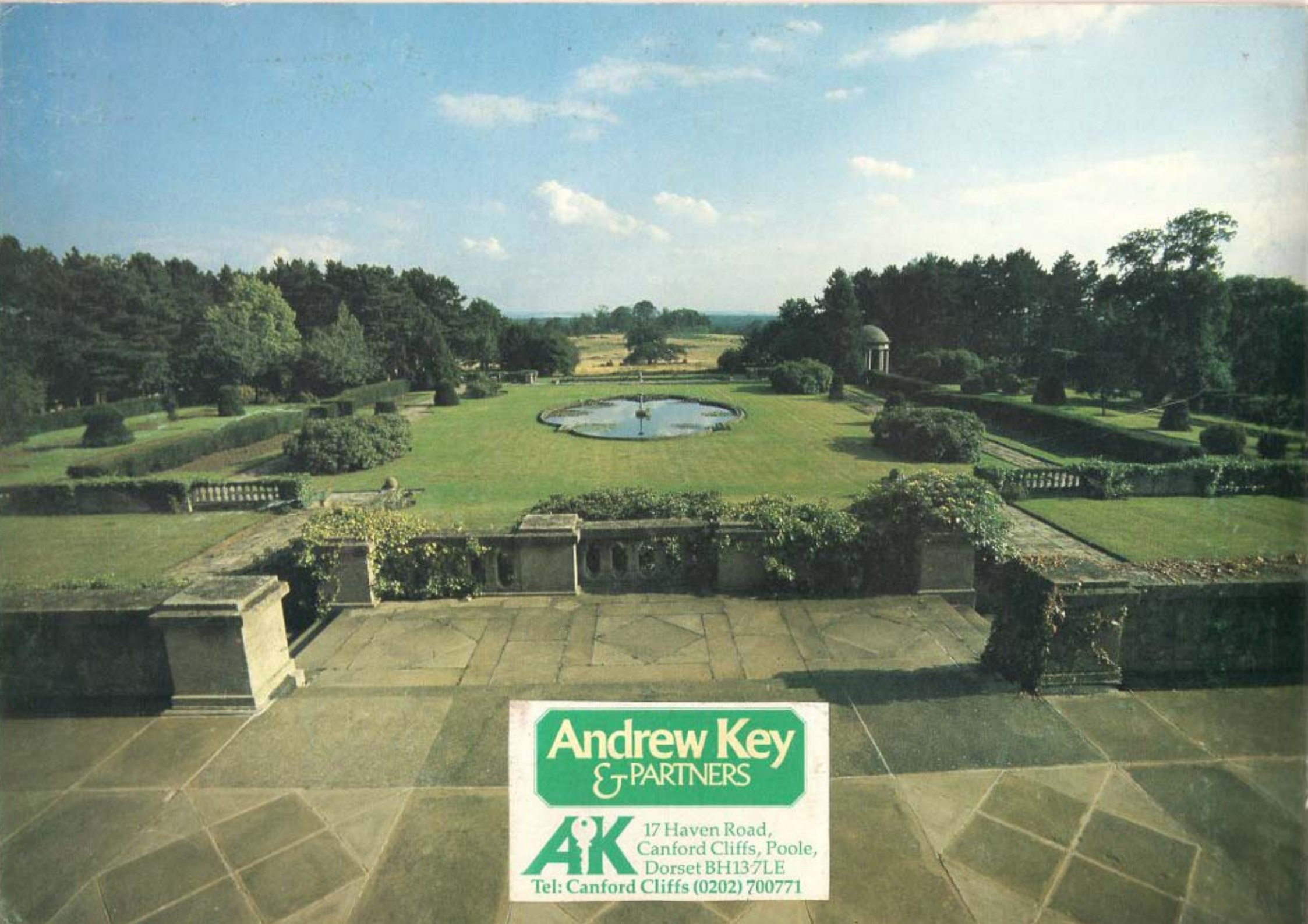
Directions

From the M3, M4, A30 or A3 take the M25 and turn off at exit 11 turing right following the A319 for half a mile towards Woking. Take the A320 at the roundabout towards Ottershaw. At the Otter roundabout take the 3rd exit off to follow the A319 roads towards Chobham. Half a mile on, turn left into the grounds. Turn right when facing the brick Tulk House and follow the estate road round until arriving at the Mansion.

Appointments

Strictly by confirmed appointment with the Agents

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