



HIGH BRECK

Spats Lane,
Hampshire
GU35 8SY

OCTAGON

www.octagon.co.uk



Front Elevation
(Computer Generated Image)

HIGH BRECK

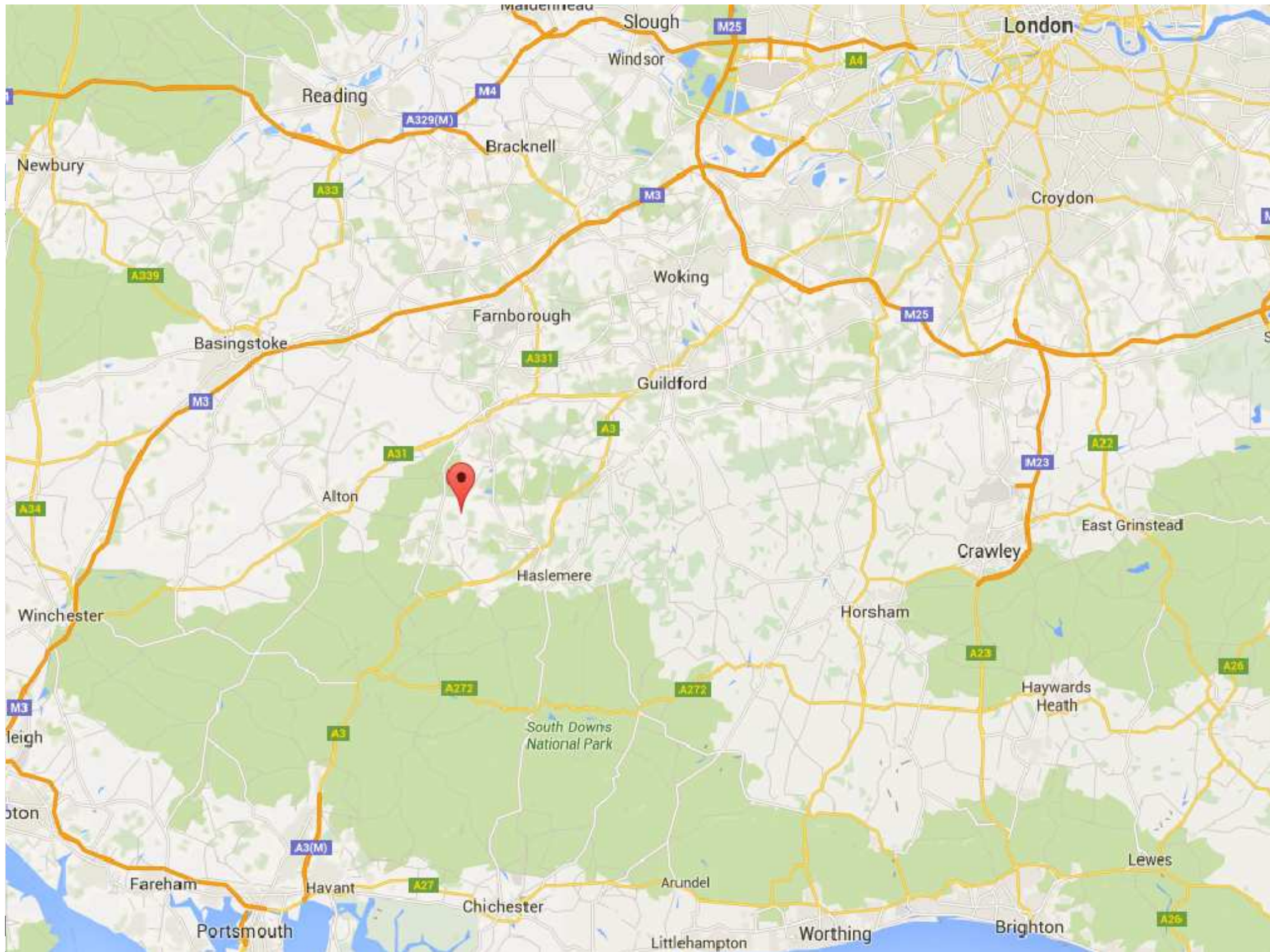




Rear Elevation
(Computer Generated Image)

HIGH BRECK





HIGH BRECK

Spats Lane, nr Churt,
Hampshire, GU35 8SY.

LOCATION PLAN

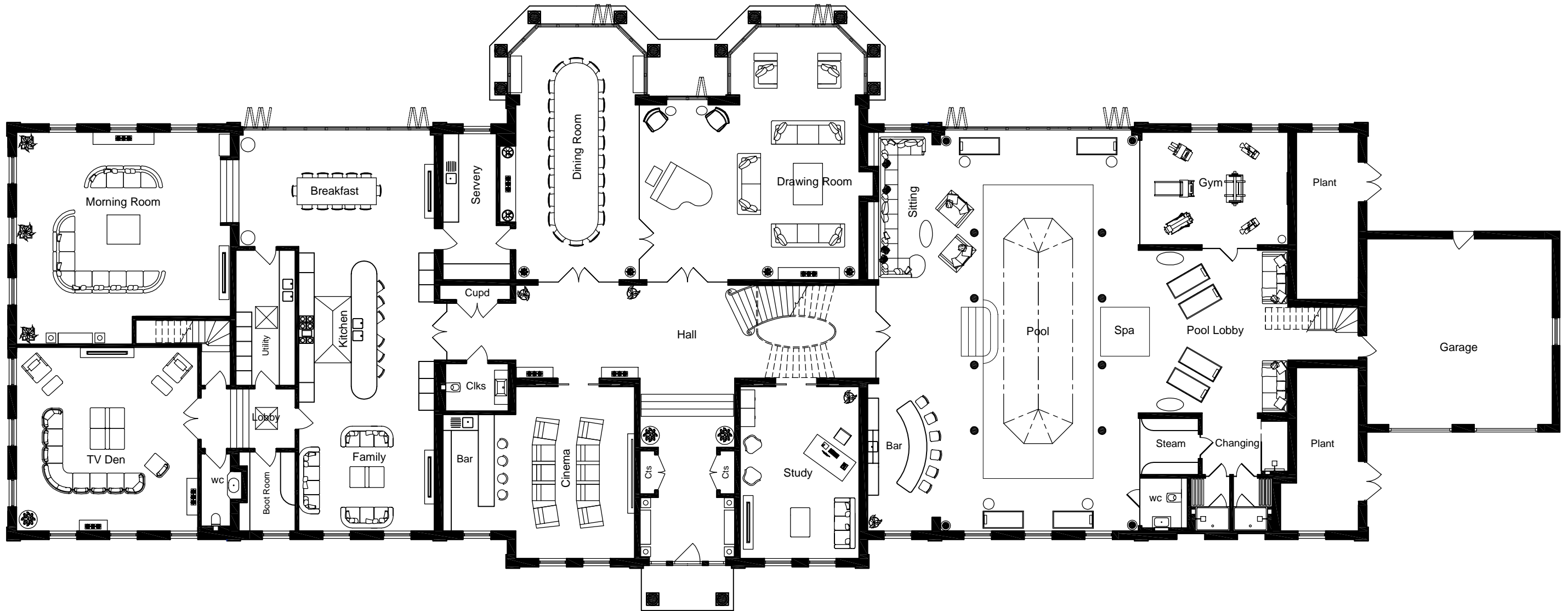


A rare opportunity to acquire a rural countryside estate of 31.5 acres (12.74 hectares), to build a stunning new home of up to 19,000ft². Offering substantial and luxurious accommodation over two floors and set in beautiful & secluded grounds. The property is surrounded by extensive woodland, and approached via a 250m long private driveway. In addition to luxury family accommodation, the house features extensive staff facilities and garaging.

- Master Bedroom Suite including two Dressing Rooms, two Ensuite Bathrooms, Lounge Area & Terrace.
- Guest Suite with Terrace.
- Bedroom 3 Suite with Terrace & 3 further Bedroom Suites.
- Drawing Room.
- Dining Room with Servery.
- Morning Room.
- Study.
- Cinema & Bar.
- TV Den.
- Kitchen/Family/Breakfast Room.
- Leisure Complex comprising of: Swimming Pool & Spa; Sitting Area; Bar; Lobby; Steam Room; Changing Rooms & Gym.
- Stairway from Leisure Complex leading to First Floor Games Room & Snooker Room.
- First Floor Staff Accommodation comprising of two Suites each with Living/Dining/Kitchen; Bedroom & Bathroom .
- Double Integral Garage.
- Further Staff Accommodation in a Detached Lodge with Ground Floor Lounge & Cloakroom. Staff Kitchen/Breakfast at First Floor Level with two further Bedroom Suites and a further 6 garages.

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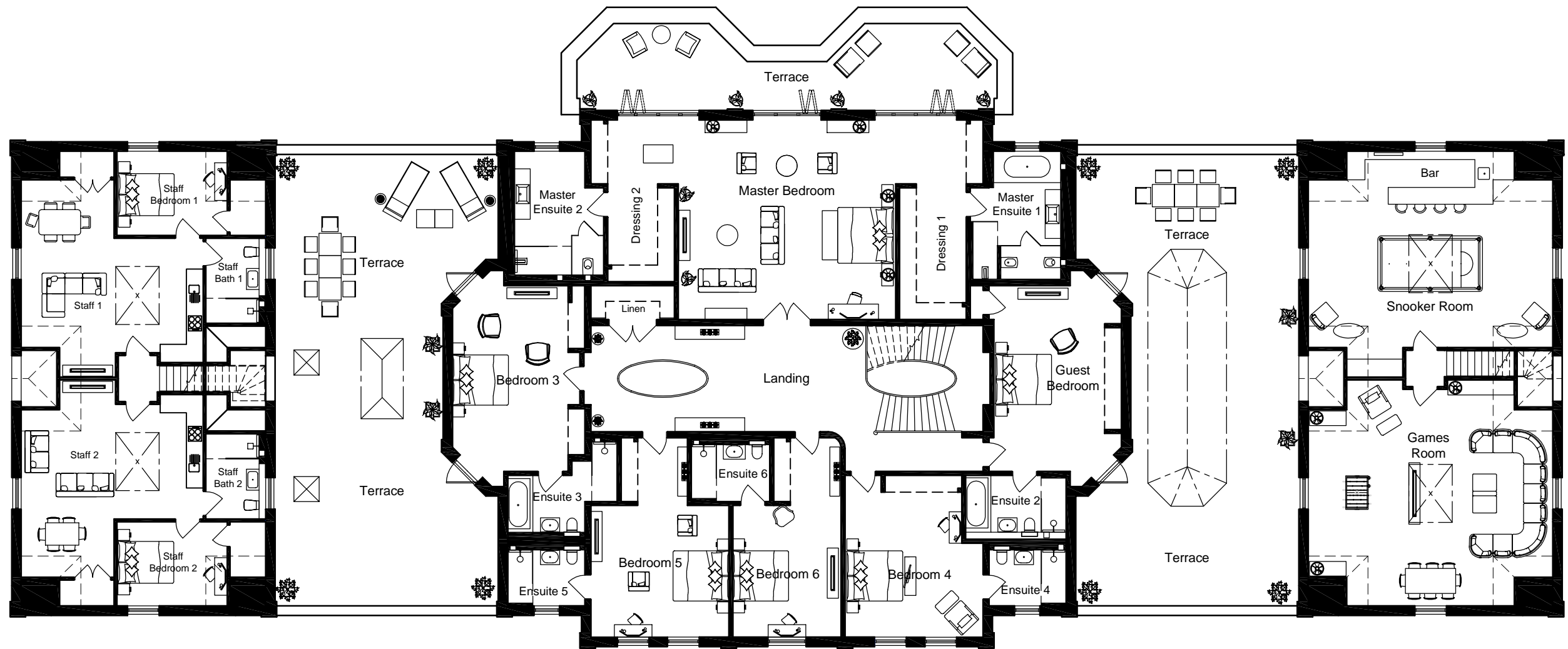


NOT TO SCALE

GROUND FLOOR PLAN

HIGH BRECK





NOT TO SCALE

FIRST FLOOR PLAN

HIGH BRECK



ROOM DIMENSIONS

GROUND FLOOR

| | | |
|--------------------------|-----------------|-----------------|
| Drawing Room | 10.31m x 9.17m | 33'10" x 30'1" |
| Dining Room | 10.31m x 5.43m | 33'10" x 17'10" |
| Kitchen | 6.32m x 5.54m | 20'9" x 18'2" |
| Family | 5.54m x 5.23m | 18'2" x 17'2" |
| Breakfast | 7.97m x 4.57m | 26'2" x 15'0" |
| Kitchen/Family/Breakfast | 16.15m x 7.97m | 53'0" x 26'2" |
| Morning Room | 8.74m x 8.63m | 28'8" x 28'4" |
| TV Den | 7.49m x 7.39m | 24'7" x 24'3" |
| Cinema & Bar | 7.82m x 7.04m | 25'8" x 23'0" |
| Study | 7.04m x 4.88m | 23'0" x 16'0" |
| Pool Room | 16.27m x 11.05m | 53'4" x 36'3" |
| Pool | 12.00m x 4.50m | 39'4" x 14'9" |
| Pool Lobby | 6.63m x 6.10m | 21'9" x 20'0" |
| Gym | 5.94m x 4.57m | 19'6" x 15'0" |
| Double Garage | 7.60m x 7.60m | 24'11" x 24'11" |

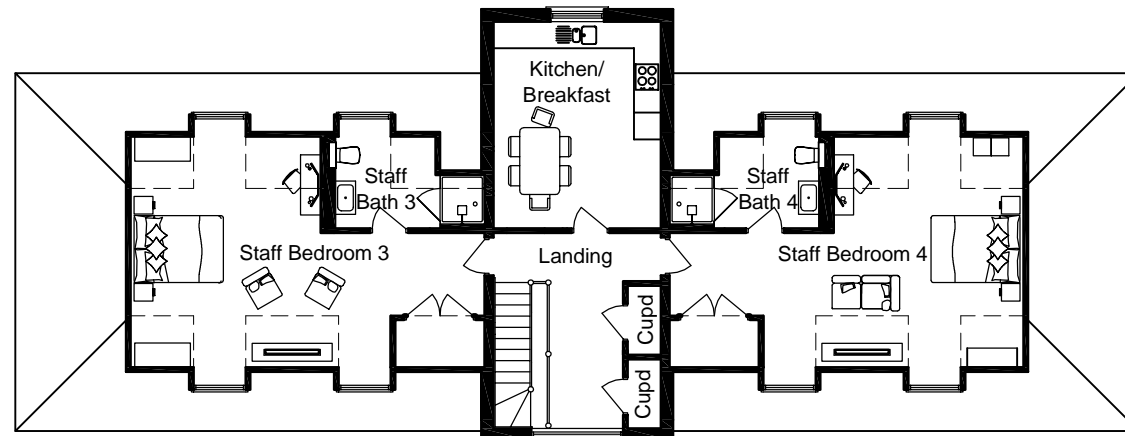
FIRST FLOOR

| | | |
|------------------------|----------------|-------------------|
| Master Bedroom | 12.83m x 7.14m | 42'1" x 23'5" |
| Master Dressing Room 1 | 7.14m x 2.36m | 23'5" x 7'9" |
| Master Dressing Room 2 | 5.79m x 2.36m | 19'0" x 7'9" |
| Guest Bedroom | 7.72m x 4.72m | 25'4" x 15'6" |
| Bedroom 3 | 7.72m x 4.11m | 25'4" x 13'6" |
| Bedroom 4 | 5.79m x 4.93m | 19'0" x 16'2" |
| Bedroom 5 | 7.14m x 4.93m | 23'5" x 16'2" |
| Bedroom 6 | 7.14m x 3.86m | 23'5" x 12'8" |
| Snooker Room | 8.74m x 7.01m | 28'8" x 23'0" } * |
| Games Room | 8.74m x 8.08m | 28'8" x 26'6" } |
| Staff Accommodation 1 | 7.03m x 6.50m | 23'1" x 21'4" |
| Staff Bedroom 1 | 3.96m x 3.00m | 13'0" x 9'10" |
| Staff Accommodation 2 | 7.03m x 6.50m | 23'1" x 21'4" |
| Staff Bedroom 2 | 3.96m x 3.00m | 13'0" x 9'10" |

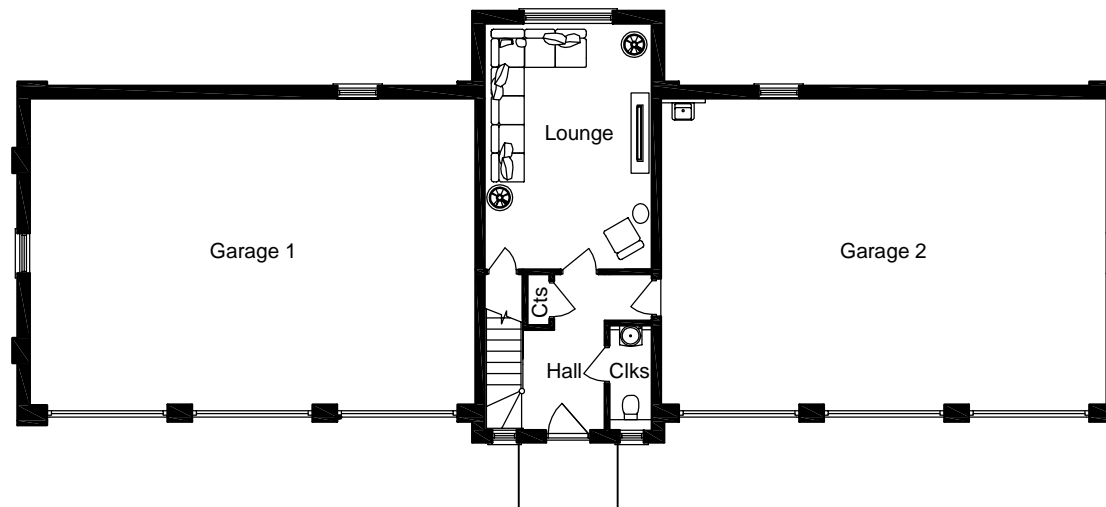
* Potential for 2 independent Staff or Guest Suites

HIGH BRECK





FIRST FLOOR PLAN



GROUND FLOOR PLAN

NOT TO SCALE

Detached Garage & Staff Accommodation

HIGH BRECK



ROOM DIMENSIONS

GROUND FLOOR

| | | |
|-----------------|---------------|---------------|
| Lounge | 5.49m x 3.73m | 18'0" x 12'3" |
| Triple Garage 1 | 9.99m x 6.87m | 32'9" x 22'7" |
| Triple Garage 2 | 9.99m x 6.87m | 32'9" x 22'7" |

FIRST FLOOR

| | | |
|-------------------|---------------|---------------|
| Kitchen/Breakfast | 4.62m x 3.73m | 15'2" x 12'3" |
| Staff Bedroom 3 | 7.93m x 5.18m | 26'0" x 17'0" |
| Staff Bedroom 4 | 7.93m x 5.18m | 26'0" x 17'0" |

Detached Garage & Staff Accommodation

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SITE PLAN

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Aerial View
(Computer Generated Image)

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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

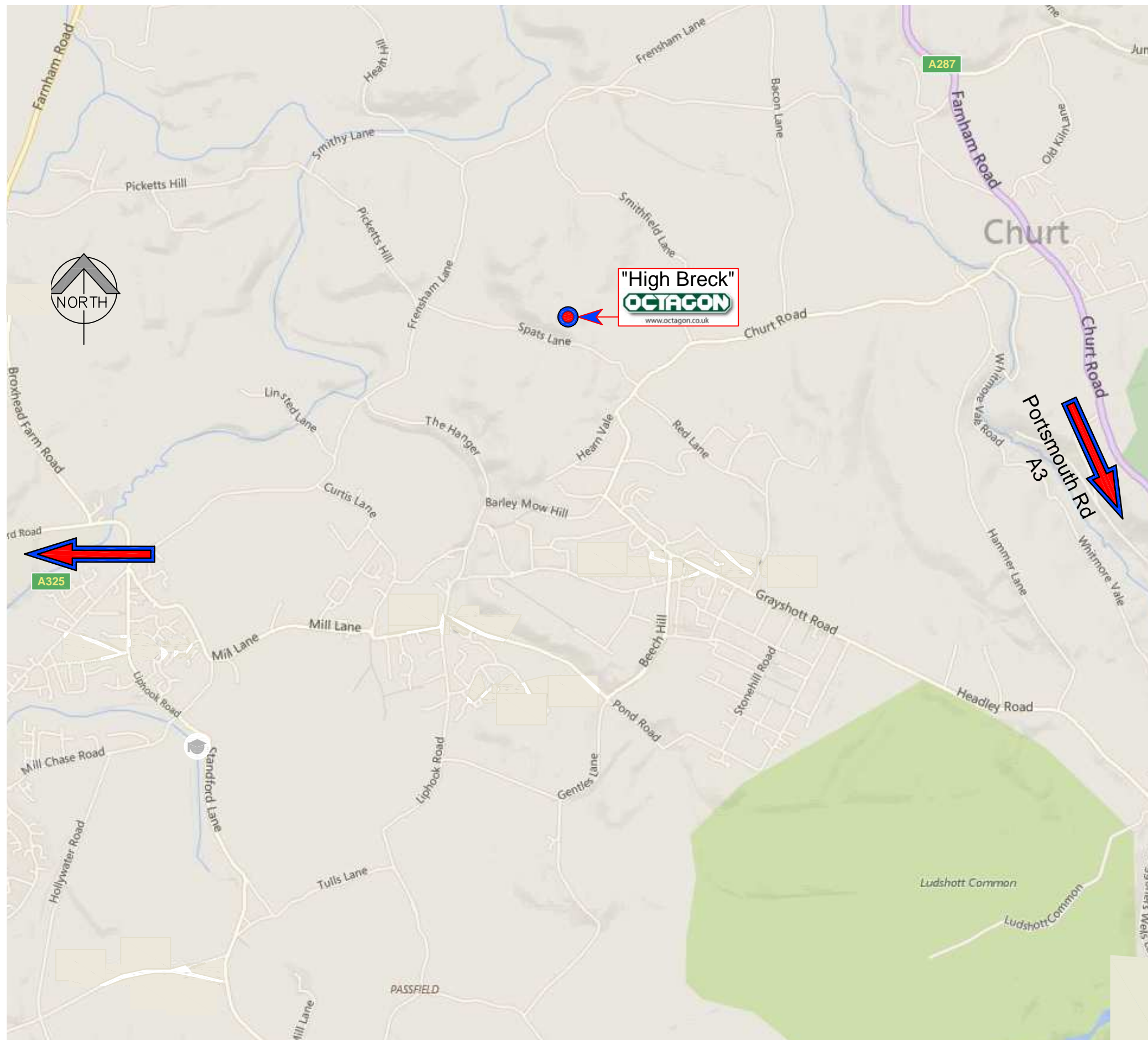
Octagon have their own maintenance department and inspect the property approximately six months after the purchase and attend to any remedial work that is deemed necessary.

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.



LOCATION PLAN



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