

# ASHRIDGE HOUSE

WEYBRIDGE PARK | SURREY



*Welcome to*

# ASHRIDGE HOUSE

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Ashridge House is an elegant detached family home with spacious accommodation arranged over 3 floors, located in Weybridge Park, a private estate less than half a mile from Weybridge Station and the town centre.

With a talented in-house team, our craftsmanship and attention to detail go beyond expectations, incorporating interior and exterior design features which characterise the distinctiveness of each house, whilst retaining the Octagon style.

At Octagon, we cherish our hard-earned reputation for building substantial, classical homes in the most desirable locations. Ashridge House in Weybridge is a perfect example of our award-winning work.

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# LUXURIOUS INSIDE AND OUT

Featuring a white-columned portico entrance and distinctive six panel grid sash windows, the Palladian exterior of Ashridge House evokes classic Georgian style.

With light filled rooms and sculpted lines, the interiors are finished in a contemporary pastel palette. High quality fixtures and fittings combined with the very latest advanced technology and energy-efficient appliances ensures the smooth running of the luxury household.

Doors open onto the deep rear terrace and beautifully landscaped south east facing gardens. Busy families will appreciate the large driveway offering ample parking space at the front of the home. The gated entrance of the Weybridge Park estate ensures both exclusivity and security.

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# AMAZING SPACES

## FLOORPLANS

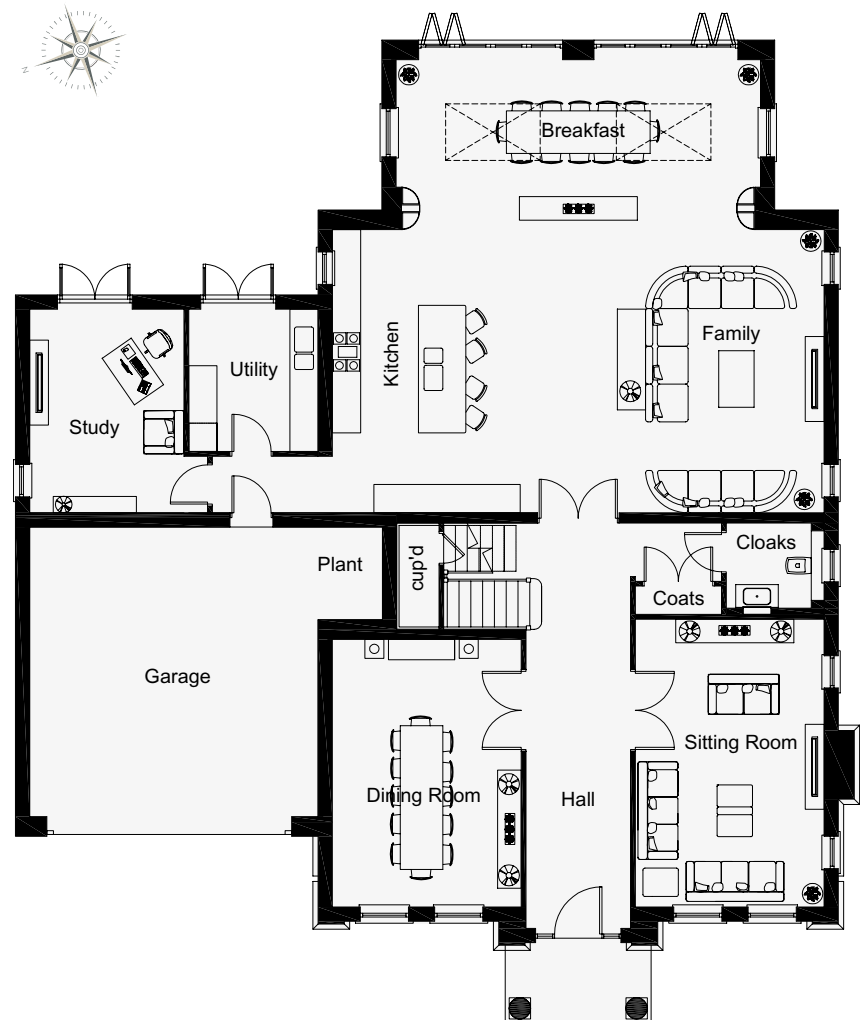
The carefully considered design of Ashridge House ensures every inch of space is enhanced, a perfect example being the vast open plan kitchen, living and dining space, enjoying plenty of natural light through the wide fold back glass doors.

Additional living areas include a formal sitting room, dining room and study. Upstairs, 4 double bedrooms and 5 bathrooms provide generous room for a growing family, with an additional double bedroom, shower room and large playroom/media room or 6th bedroom to the second floor.

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### Ground Floor

<i>Sitting Room</i>	6.10m x 3.96m	20'0" x 13'0"
<i>Dining Room</i>	5.64m x 3.96m	18'6" x 13'0"
<i>Kitchen/Family Room</i>	10.39m x 5.97m	34'1" x 19'7"
<i>Breakfast Room</i>	7.70m x 3.58m	25'3" x 11'9"
<i>Study</i>	4.29m x 3.25m	14'1" x 10'8"
<i>Garage</i>	6.14m x 6.11m	20'2" x 20'1"

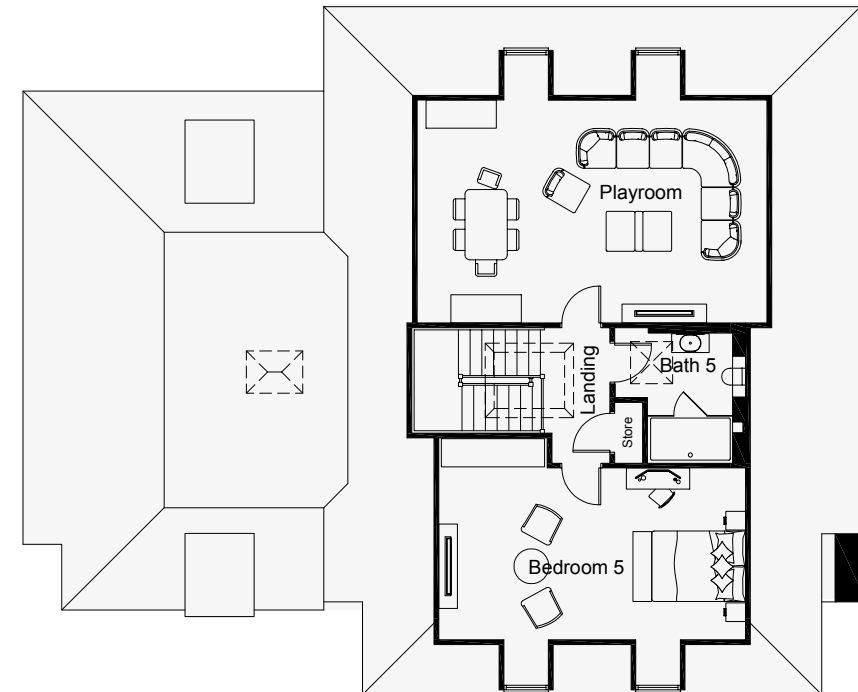


*First Floor*

<i>Master Bedroom</i>	6.20m x 6.22m	20'5" x 20'4"
<i>Master Dressing</i>	5.61m x 2.87m	18'5" x 9'5"
<i>Bedroom 2</i>	6.55m x 4.22m	21'6" x 13'10"
<i>Bedroom 3</i>	5.79m x 3.71m	19'0" x 12'2"
<i>Bedroom 4</i>	5.94m x 4.04m	19'6" x 13'3"

*Second Floor*

<i>Playroom</i>	7.44m x 4.72m	24'5" x 15'6"
<i>Bedroom 5</i>	6.53m x 4.29m	21'5" x 14'1"



# AN UNRIVALLED LOCATION

## WEYBRIDGE

Located in the picturesque Elmbridge district of Surrey, with its vibrant High Street shops, boutiques and restaurants – Weybridge combines its peaceful residential roads and private gated estates, offering the ultimate in family living.

As well as the internationally acclaimed St George's Hill estate, Weybridge is also home to the much sought-after Weybridge Park - a small gated private estate of only 94 houses set in 18 acres with mature trees and hedgerows. Excellently situated for city commuters, London Waterloo can be reached in approximately 30 minutes from Weybridge railway station, which is only 0.4 miles from Weybridge Park.

Just a few minutes' drive away are some notable beauty spots; Painshill Park with its memorable antique follies, Bushy Park, home of roaming wild deer since Tudor times, stunning Virginia Water Lake and wonderfully rugged heather strewn Oxshott Heath. Keen horticulturists will appreciate being close to the

Royal Horticultural Society Gardens at Wisley, National Trust's Claremont Gardens, once a firm favourite of Queen Victoria and Hampton Court Palace, which as well as being former home to King Henry VIII, today hosts one of the biggest flower and garden festivals in the country.

The schools in the area are well known for their excellence, including Ofsted rated St Charles Borromeo Catholic Primary and Nursery, Ashley C of E and Cleves School. There are also a number of highly regarded independent schools, notably St Georges College, Reeds, Claremont Fan Court, Hallifords, Notre Dame and Sir William Perkin's.

The abundance of educational institutions coupled with a vibrant town centre, wide selection of leisure activities and good transport links make Weybridge an ideal location for modern family living. Nearby towns such as Walton-on-Thames and Kingston-upon-Thames provide excellent shopping and entertainment on a grander scale.

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### *Schools*

- St George's College
- Feltonfleet School
- Danes Hill School
- ACS Cobham International School

### *Leisure*

- St George's Hill Lawn Tennis Club
- David Lloyd Centre
- Burhill Golf Club

### *Travel*

**30** minutes Weybridge to London Waterloo

**4** miles M25 motorway Junction 10

**24** miles Central London

**15** miles Heathrow Airport

**33** miles Gatwick Airport





*St George's Hill  
Golf Club*

### *Reservation*

To reserve the property we require a reservation fee of £10,000 made payable to Octagon Developments Limited, 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.

### *NHBC*

The properties are independently surveyed during construction by the NHBC who will issue their ten year warranty certificate upon satisfactory completion of the dwelling.

### *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 brochure, including the illustrations of the houses and their gardens, are for guidance only as it may have been necessary to introduce some alterations to these or their specification since publication.

This brochure therefore cannot form any part of the contract or be taken as an indication of warranty or guarantee on the properties.

### *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 representation of fact.

Intending purchases 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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2002/91/EC





*How to find*

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KT13 8SL

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#### By Road

From Central London, reach Weybridge via the A3, taking the A245/B374 from the Esher Bypass, 2.5 miles from the property. M25 (Junction 10) is 3 miles from Ashridge House, joining the A3. Weybridge Park is located between Heath Road and the B373 and can be accessed via Elgin Road.

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#### By Rail

Weybridge mainline railway station has a regular service to London Waterloo, taking circa 30 minutes. The station is 0.4 miles from the property.

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