



HIGH BRECK

Spats Lane,
Hampshire
GU35 8SY



www.octagon.co.uk



Front Elevation
(Computer Generated Image)

HIGH BRECK

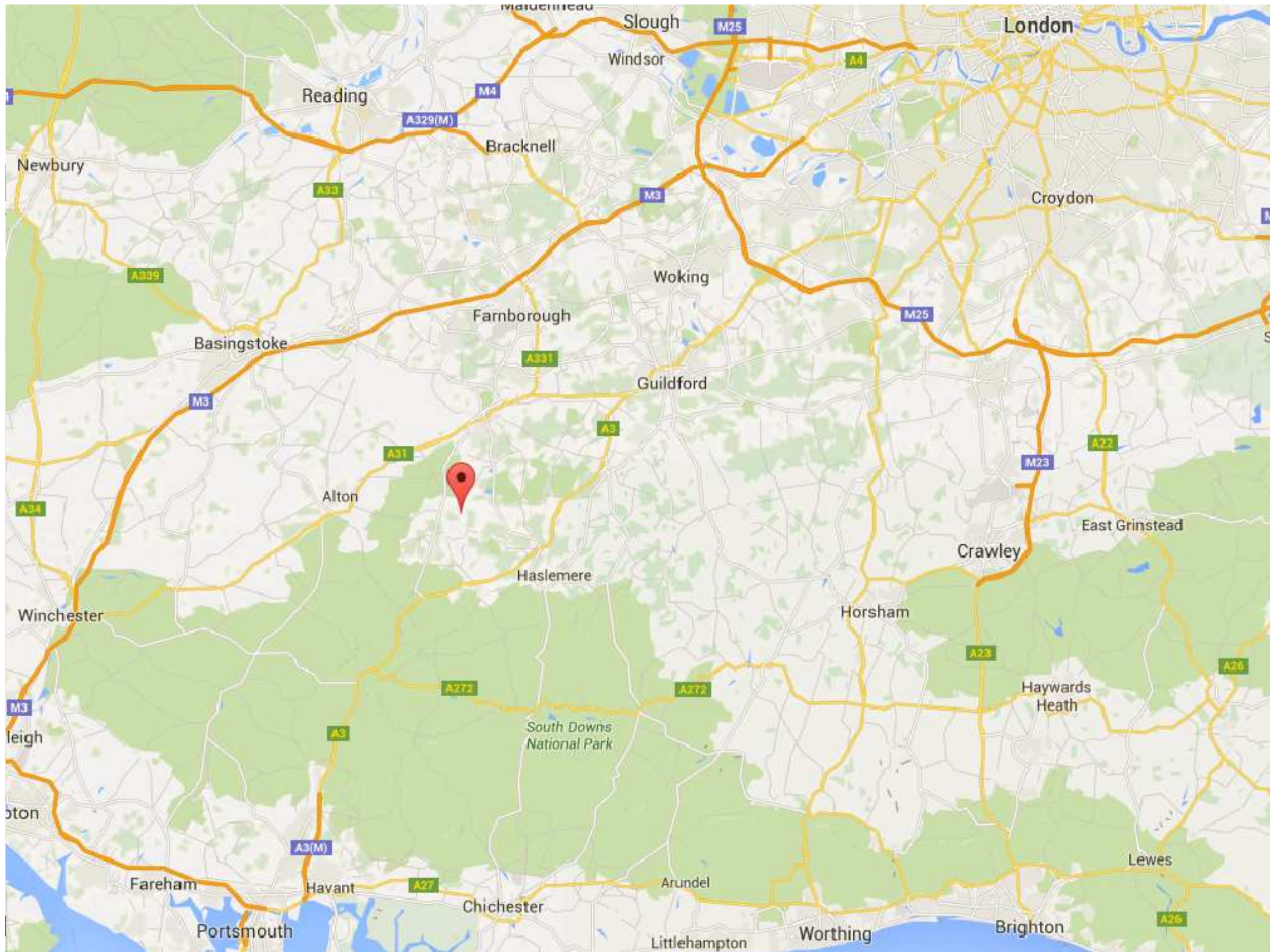




Rear Elevation
(Computer Generated Image)

HIGH BRECK





HIGH BRECK

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

LOCATION PLAN

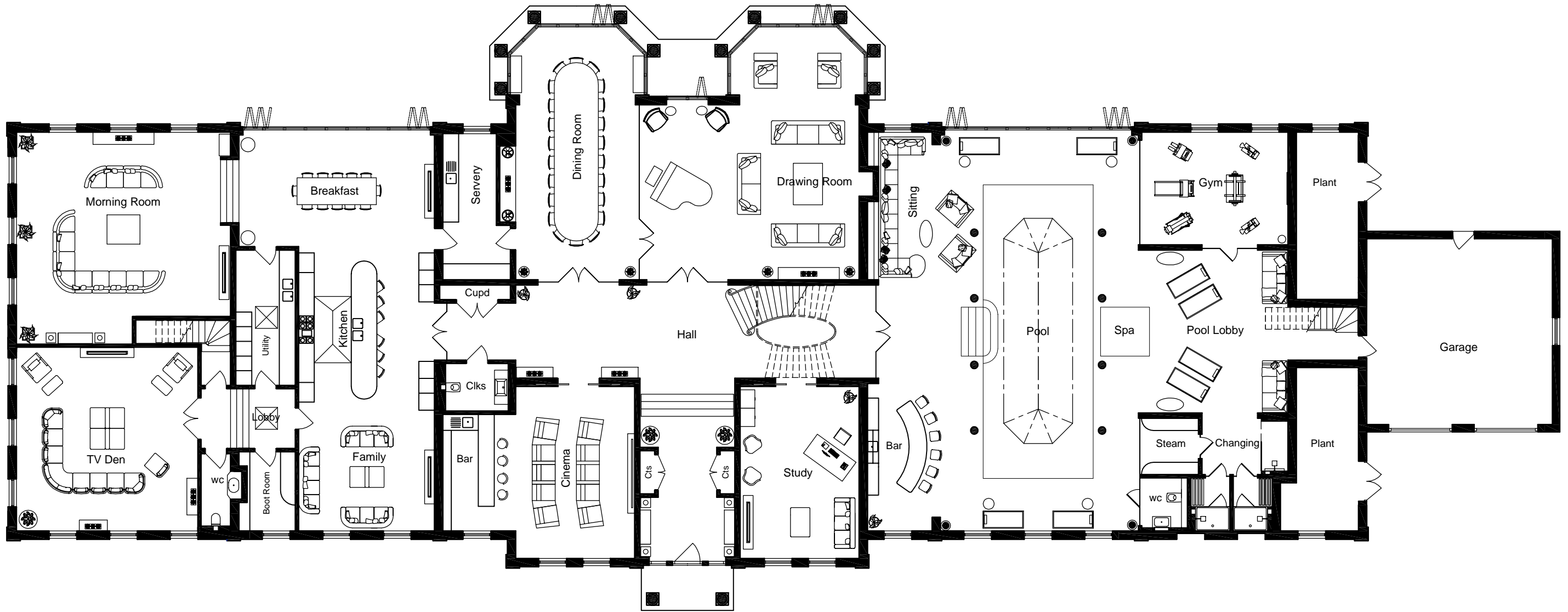


A rare opportunity to acquire a rural countryside estate of 31.5 acres (12.74 hectares), to build a stunning new home of up to 19,000ft². Offering substantial and luxurious accommodation over two floors and set in beautiful & secluded grounds. The property is surrounded by extensive woodland, and approached 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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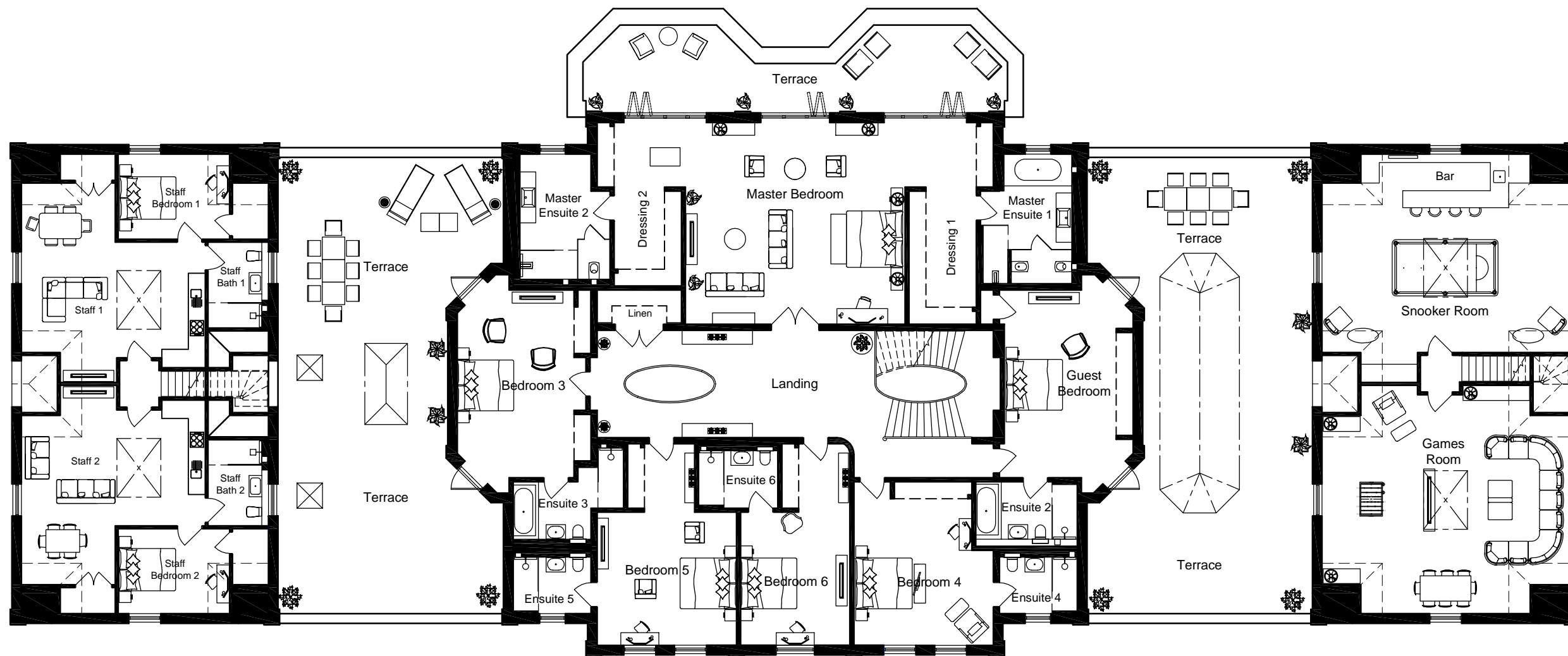


NOT TO SCALE

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"

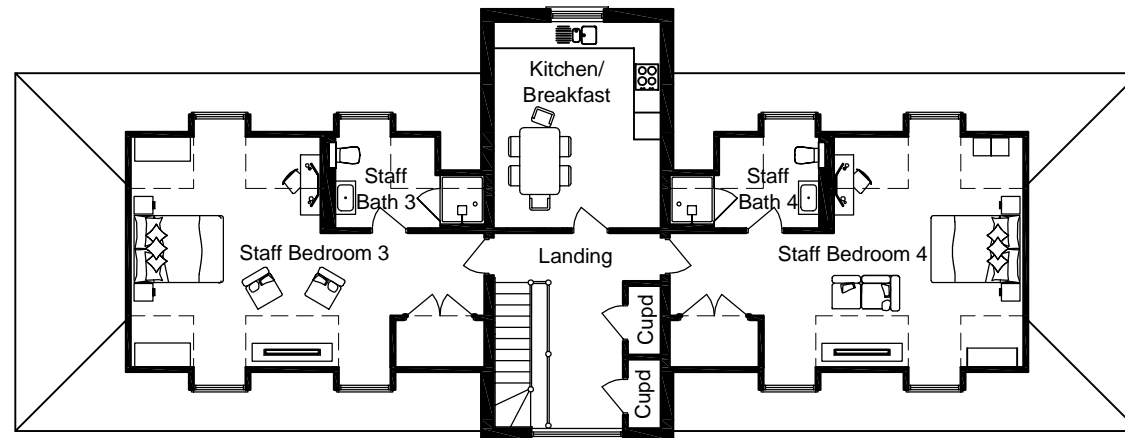
FIRST FLOOR

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"

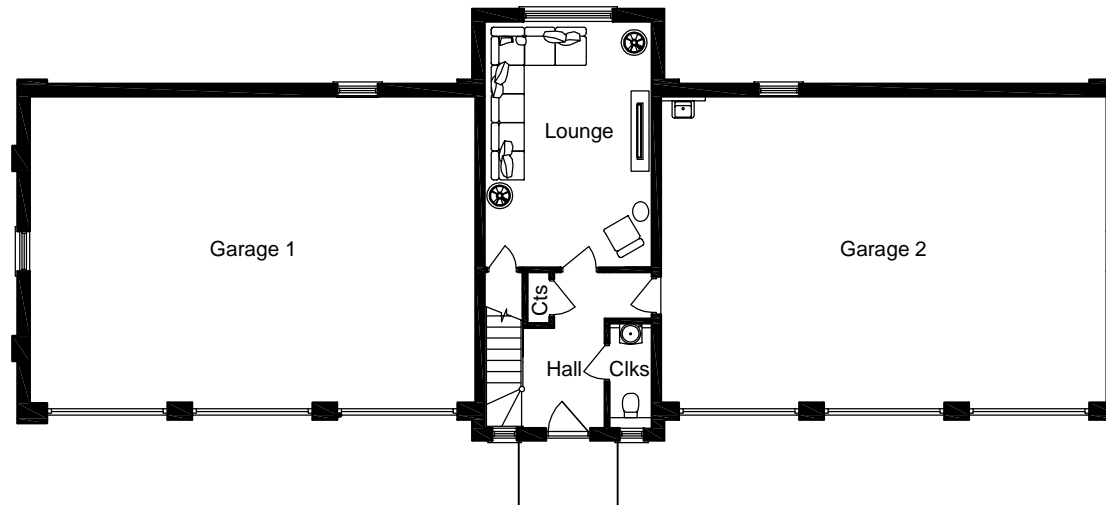
* Potential for 2 independent Staff or Guest Suites

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FIRST FLOOR PLAN



GROUND FLOOR PLAN

NOT TO SCALE

Detached Garage & Staff Accommodation

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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

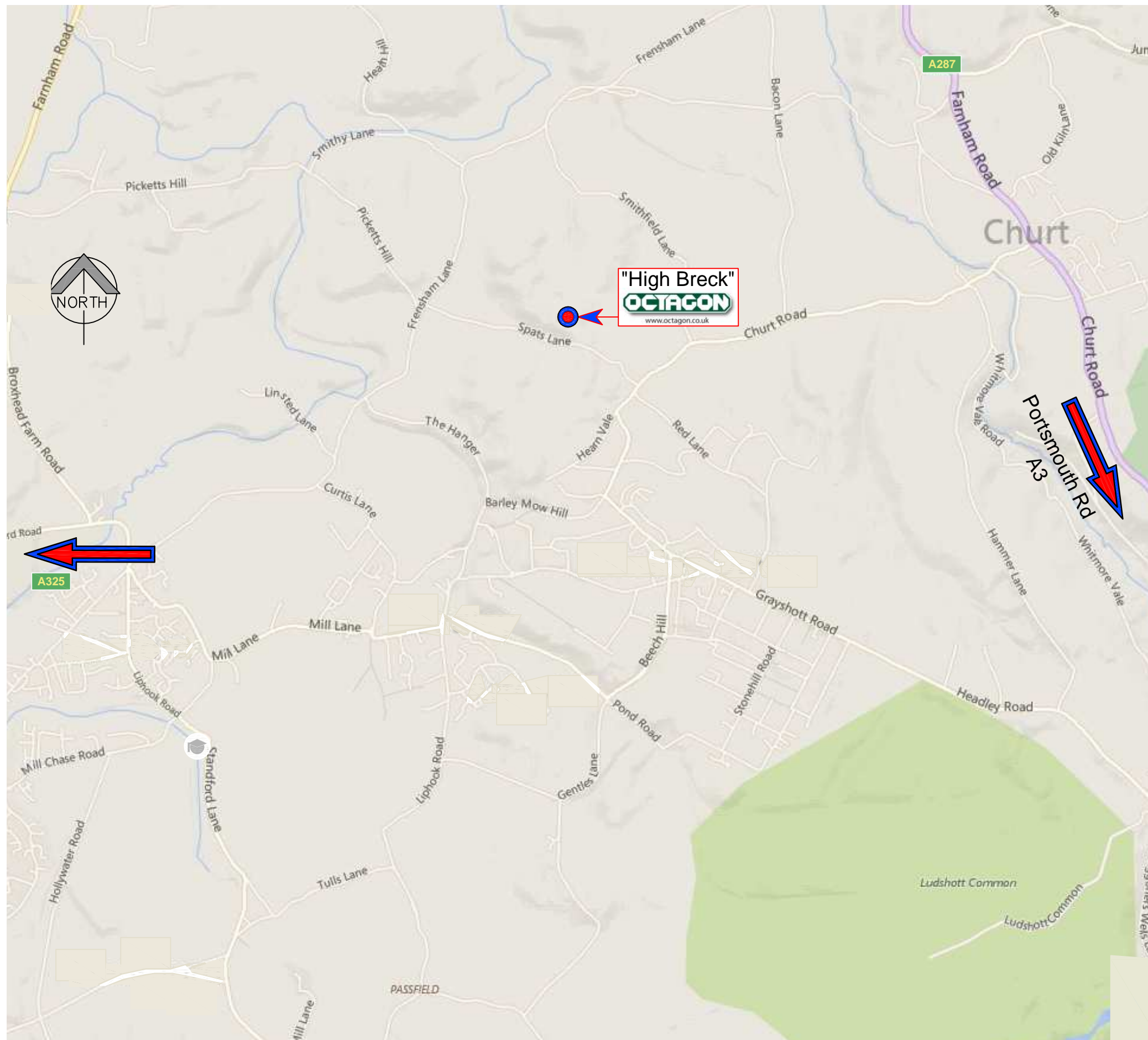
Octagon have their own maintenance department and inspect the property approximately six months after the purchase and attend to any remedial work that is deemed necessary.

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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