

WISHING PARK ESTATE



LAND WITH PERMISSION TO BUILD AN ALMOST UNIQUE COUNTRY HOUSE WITH EXCEPTIONAL QUALITIES IN DESIGN AND SUSTAINABILITY, MAKING IT ONE OF JUST A HANDFUL OF THIS STYLE IN THE UK.

WELCOME TO THE WISHING PARK ESTATE



Robert Luff & Co. is delighted to offer to the market the Wishing Park Estate with full planning permission for a one-of-a-kind eco home.

Once built this exceptional six-bedroom house will be a stunning addition to the beautiful landscape. It sits on a 43 acre site with its own private fishing lakes and woodland. It is situated in close proximity to London and the south coast of the UK.



VISION

The current landowner truly appreciates the beauty of this landscape and wanted to create a modern country house which is sympathetic to its surroundings, innovative in design and with the highest sustainability credentials possible.

Throughout the design process the landscape remained the key consideration. The house is almost completely hidden from view as you approach it along the entrance drive. Once built the house will merge into the landscape, making it barely visible from all angles, including the air.

Privacy was also an important consideration, as was ensuring that site lines from the house take advantage of the stunning landscape views.



SITE LOCATION

Wishing Park Estate sits in a valley with the house nestling between the two highest points on the site so it is almost hidden from view.

It is within the county of Hampshire on the border with Surrey. To the east is the town of Hindhead and nearby are the villages of Churt and Frensham. The estate is located to the north east of Smithfield Lane and to the west of Bacon Lane, Wishanger. By road you can easily get to the A31 or A3 which give access to the M25, London and the south coast, as well as the airports of Heathrow, Gatwick and Southampton.

Larger towns nearby include Farnham and Haslemere which both have shopping, restaurants, bars and recreational facilities. From here you can also get to London by train in under an hour.

There is a choice of both state and private schools nearby, including Frensham Heights, Edgeborough and Moor House. Frensham village is surrounded by open heathland and birch woodland.

Much of the land in Frensham parish is green belt and the nearby Frensham Common is owned by the National Trust and is a Site of Special Scientific Interest (SSSI). It includes two large ponds - Frensham Great and Little Ponds - built in the Middle Ages to provide fish for the Bishop of Winchester's estate. Now there is a hotel at the site and the ponds are used for fishing and sailing.



THE HOUSE AND GROUNDS

Once built the single storey house will cover 6774 sq ft (excluding fuel stores). It will include:

Six bedrooms

Master bedroom with private enclosed garden, dressing room and ensuite

Three double bedrooms with ensuite and external terraced areas

Two double guest bedrooms with ensuite facilities

Open plan living area

Kitchen

Dining area

Living room

Office

TV room

Lookout

Large earth-sheltered garage block

Accessed off private vehicle courtyard

Tunnel access from garage to the house

Tunnel access from the garage to the lookout

Separate visitor vehicle drop off area

Elevated, glazed area to take advantage of views

The lookout is accessed via skylit underground tunnel from the garage

Children's play room

Natural swimming pool

Decked sun area





- Landscaped gardens
- Rainwater pond
- Vegetable area
- Fruit trees
- Two functional fishing lakes
- A further lake which is in need of renovation
- Woodland areas
- Wild meadows
- Suitable land for clay pigeon shooting

THE HOUSE AND GROUNDS

43 acres of land

THE HOUSE AND GROUNDS

Private driveway
Accessed from Bacon Lane

Option to buy another 30
acres of adjacent land
Would make ideal
equestrian use (subject to
planning permissions)
4 further lakes/ponds plus
one which has been
drained
Separate driveway access
Mains water



DESIGN

Careful thought has been given to the design of the house to ensure it complements the beautiful surroundings. The house is a fluid design with two segments wrapping around each other. The kitchen has been placed at the heart of the house.

The position of the building was important to the design so that the sun was maximised throughout the day and to take advantage of solar gain.

The house has been split into two segments - a north/north-east facing part and a south/south-west facing part. Rooms which do not require as much sunlight - such as the TV room, store and plant room - have been placed in the northern part while the living areas, kitchen and gardens take advantage of the light in the southern part.

The swimming pool and terrace have been positioned in this southern area and placed so they are not shaded in the late afternoon and evening.

The design aims to seamlessly merge the external and internal spaces with visual links throughout the building and across the landscape.

Design features include:

- A timber gridshell roof floating above the heavy rammed earth walls. Glazed rooflights over areas such as the kitchen
- Heavy rammed earth walls to give the building thermal mass, making it warm in the winter and cool in the summer
- A kitchen at the heart of the home with lots of light.
- Dining and living areas lit by large sliding doors to the south giving a seamless transition to the garden
- A bedroom 'wing' formed by the rammed earth walls giving privacy and peace
- A private garden for the master bedroom enclosed by the ends of the wings
- A planted living roof





LIFESTYLE

Upon entering the Wishing Park Estate you will feel relaxed by the beautiful surroundings.

If this was your home it would be understandable if you never wanted to leave. The estate will offer the new owner an amazing English countryside lifestyle.

Private fishing

The site includes two functioning fishing lakes. In the past these lakes have been used as a successful trout fishery. There are also five more lakes on the site which could be renovated to also become fishing lakes. The lakes cover approximately 10 acres. The lakes include common and mirror carp as well as tench.

Wildlife spotting

A huge array of wildlife is regularly spotted at the site including roe deer, birds of prey and pheasants. There are more than 43 species of fauna and flora on the site. Much of the land surrounding the house will be turned into wild flower meadows which are hoped to attract more wildlife to the area. The lakes on the land form part of a Site of Importance for Nature Conservation (SINC)

Shooting

The grounds are substantial and large enough for the new owner to add clay pigeon traps at the site if wished.

Horse riding

There are riding stables nearby and the estate is surrounded by miles of bridleways. There is also an option to buy a further 30 acres of adjacent land which would be suitable for equestrian facilities (subject to planning permissions).

Sailing

At the nearby Frensham Great Pond there is a centre for sailing activities.

Escape

Above all the Wishing Park Estate offers an escape for you and your family from everyday life.



PRIVACY AND SECLUSION

Creating privacy was important. The position of the house on the site not only provides stunning views across the land and to the lakes but it also affords complete privacy for the occupants.

All the family bedrooms are accessed from a private corridor which has rooflights in the ceiling to create seclusion.

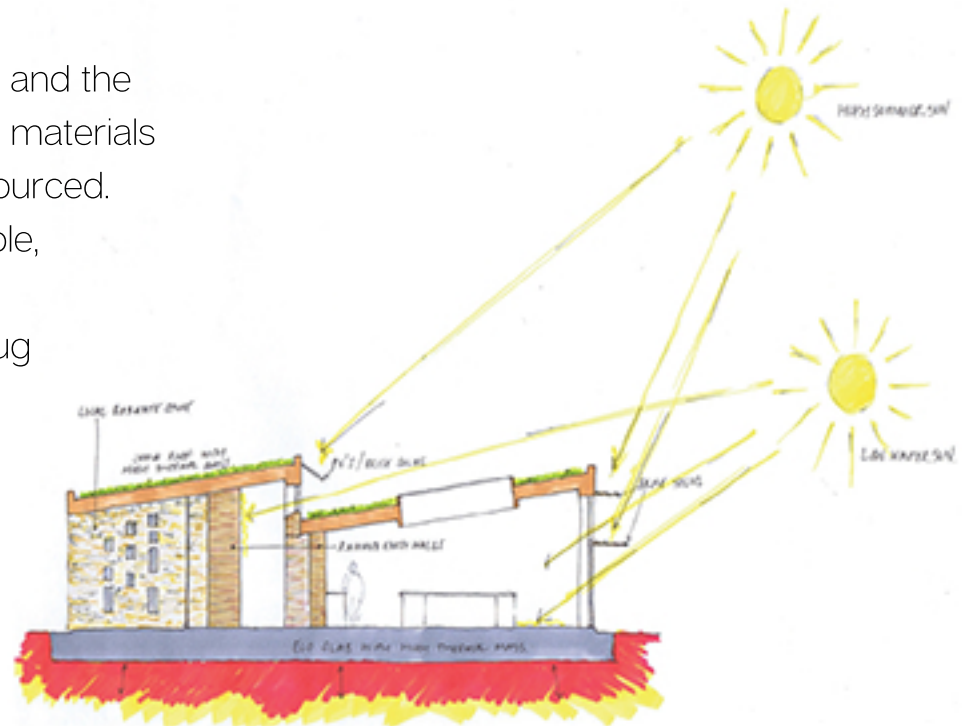
CONSTRUCTION

A lot of thought has gone into the construction of the house and the building materials to be used. All will be good quality, natural materials with low embodied energy. These materials will be locally sourced.

The detailing and construction materials will be biodegradable,

The drive and parking areas will be surfaced with hoggin dug from the site during the works.

Detailed construction drawings have been created by ARCH-Angel Architects, along with details of the materials to be used.



CONSENT

This superb piece of land has full planning consent was granted for the house in February 2016.

The consent and associated documents can be viewed on the East Hampshire District Council's website.

The planning application number is 52796/001.

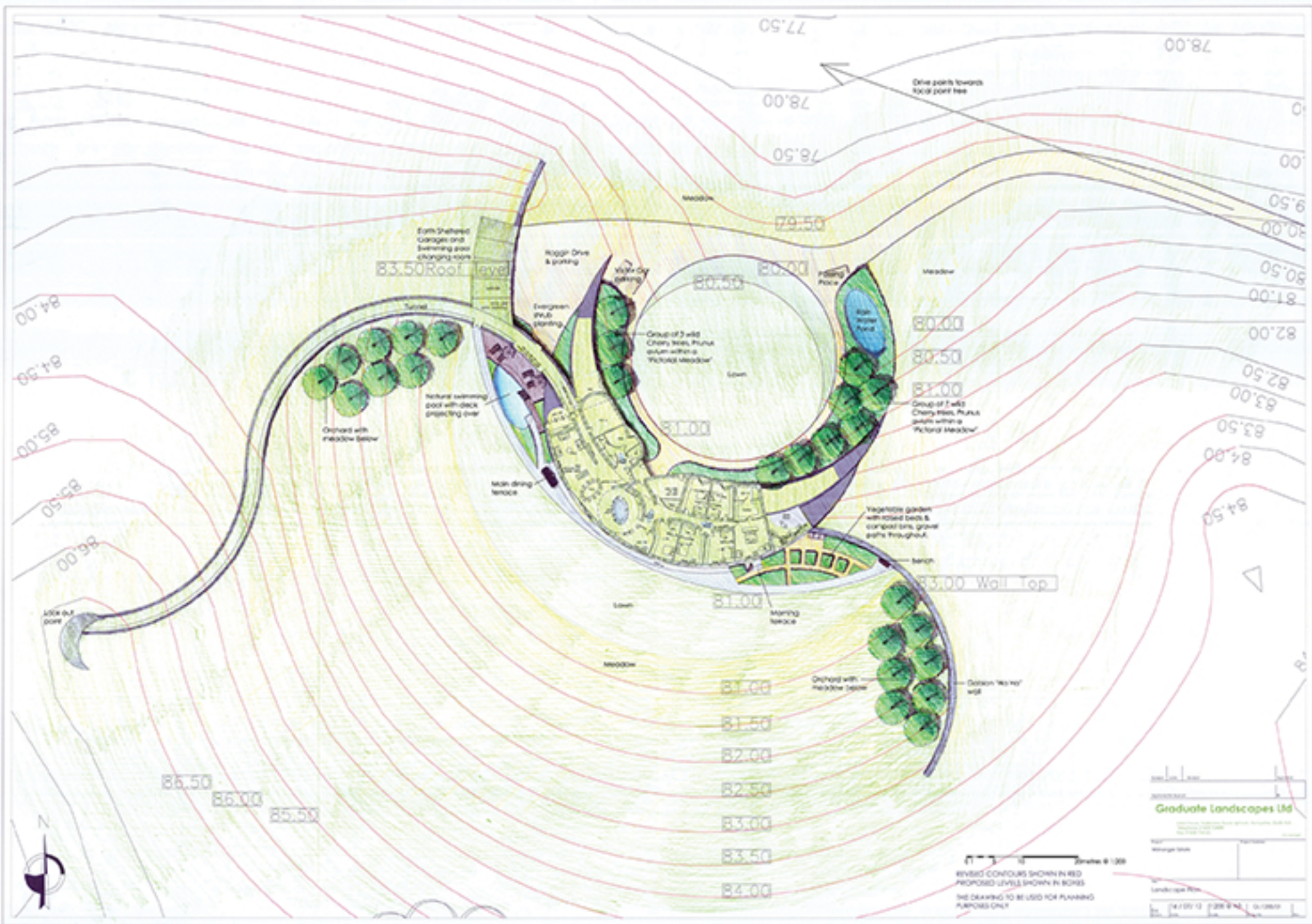
LANDSCAPING AND GROUNDS

Due to the sympathetic design of the house it is difficult to distinguish where the house stops and the beautiful grounds begin.

The area immediately around the property will be landscaped to include terraced areas, a sun deck over the swimming pool, vegetable patch and fruit trees. The majority of the rest of the land will be planted to create wild flower meadows with 51 species.

The site already includes some established woodland but extra areas of natural indigenous trees and coppice woodland will be planted in the south and south-east corners.

There are also 3 lakes on the site - two of which are functioning fishing lakes. These lakes, along with a wooded copse that form much of the western boundary are classified as a Site of Importance for Nature Conservation (SINC).





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