

S Y D E N H U R S T

CHIDDINGFOLD // SURREY







# SYDENHURST

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*Chiddingfold Village – 0.5 mile | Haslemere – 5 miles | Godalming – 6 miles | Farnborough Airport – 20 miles  
Heathrow airport – 34 miles | Central London – 42 miles | Trains from Witley to London Waterloo – about 56 minutes  
(All distances and times are approximate)*

## A SPECTACULAR MODERN CLASSICAL MANSION WITH EXCEPTIONAL FACILITIES IN THE HEART OF BEAUTIFUL SURREY COUNTRYSIDE

Impressive reception hall | Dining room | Drawing room | Superb open-plan kitchen / breakfast / living room | Study  
Library | Wine cellars | Double-height party room | Indoor bowling alley | Home cinema | Snug | Sun room  
Indoor swimming pool with spa | Gymnasium | Treatment room | Teenager's dormitory with 2 bathrooms

9 luxurious bedroom suites all with en suite bathrooms and dressing rooms

Extensive domestic offices | Integral staff flat | 2 self-contained staff cottages | Extensive garaging | Dog kennel

Beautiful gardens and grounds | Swimming pool | Tennis court | Outside kitchen | Chef's kitchen | Lake  
Parkland | Planning for stabling

**Total GIA approximately 26,987 sq ft (2,507 sq m)**

**In all about 30.35 acres**

**house.**



**Viewing by appointment only.**

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

## SITUATION

Sydenhurst is an outstanding modern mansion situated at the head of a long private rising drive across parkland, with wonderful views over open countryside.

Chiddingfold is an historic archetypal English village with a beautiful village green, surrounded by period buildings, church, local shops and pubs.



## LOCAL AMENITIES

**Local shopping** - Chiddingfold offers a range of local shops for daily needs and there is an excellent range of general shopping and services at Haslemere, Cranleigh and Godalming. Guildford provides an even more comprehensive range of shopping, leisure and cultural amenities, including theatre, cinema and sports centre.

**Schools** - Private schools in the area include King Edward's at Witley, Prior's Field, Charterhouse, Cranleigh and St Catherine's at Bramley, amongst many others. The village also has a primary and nursery school.

**Airports** - The international airports of Gatwick and Heathrow are easily accessible and there is a private airfield at Farnborough about 20 miles away.

**Communications** - Sydenhurst is superbly located, with the A283 at Chiddingfold connecting to the A3 providing a fast link into London. Fast and frequent rail services to London are available from Haslemere, Witley (56 minutes to Waterloo), Milford and Godalming.

**Recreational** - There are a number of good golf clubs within easy reach, including Liphook, and further afield Wisley, Queenwood, Sunningdale and Wentworth. There is polo at Cowdray Park, racing and flying at Goodwood and sailing all along the south coast, including Chichester Harbour. The area also offers ample opportunities for riding.







## DESCRIPTION

Sydenhurst is a magnificent modern Palladian style mansion in the heart of Surrey's finest countryside. Set within over 30 acres of beautiful parkland, this landmark property features a sweeping drive, vast classical proportions, colonnade entrance and an iconic Georgian style façade. Sydenhurst is a recently built, masterpiece mansion

arranged over three levels, comprising over 26,985 sq ft in total, meticulously crafted and engineered to combine the very best of British craftsmanship. Internationally sourced materials with innovative technology, result in an incomparable living experience in this quintessentially English setting.









# GROUND FLOOR

Upon entering Sydenhurst, its scale is immediately apparent. The reception hall features a dramatic staircase rising to the second floor. Arranged around the reception hall is an impressive dining room, drawing room, study, library, feature wine cellar and a custom designed family kitchen with sitting area. The arrangement of the principal accommodation allows for a separation of formal entertaining and private family living. From the kitchen a link provides access to the leisure facilities.

































# BEDROOM ACCOMMODATION

The first floor features 5 luxurious and generously proportioned bedroom suites, each benefitting from panoramic views of the surrounding gardens and parkland. On the second floor there are a further 4 bedroom suites, both floors being serviced by a lift from the ground floor.

The beautifully designed master bedroom suite covers an area of almost 2,000 sq ft in itself and features an oversized bedroom with lounge area, separate his and hers bathrooms and appointed dressing rooms.

















## LEISURE FACILITIES

Annexed to the house is an array of leisure facilities for private use and entertaining on a grand scale. The main party room is double height and features a beautiful limestone

fireplace and gallery above. On one side is the games room with feature metal alloy ceiling, an indoor bowling alley and home cinema. On the other is a snug and a sun room with doors

leading out to the terrace and gardens. The indoor swimming pool is a spectacular feature of the house and includes a spa bath, steam room, sauna and changing rooms.

Above is an array of domestic offices, together with a gymnasium, treatment room, staff flat, home office and a teenager's dormitory with 2 bathrooms.

















# FLOOR PLANS

**Approximate Gross Internal Floor Area:**

**House** - 2,428 sq m / 26,134 sq ft

**Garages** - 79.3 sq m / 853 sq ft

**Total** - 2,507.3 sq m / 26,987 sq ft  
(Excluding voids)

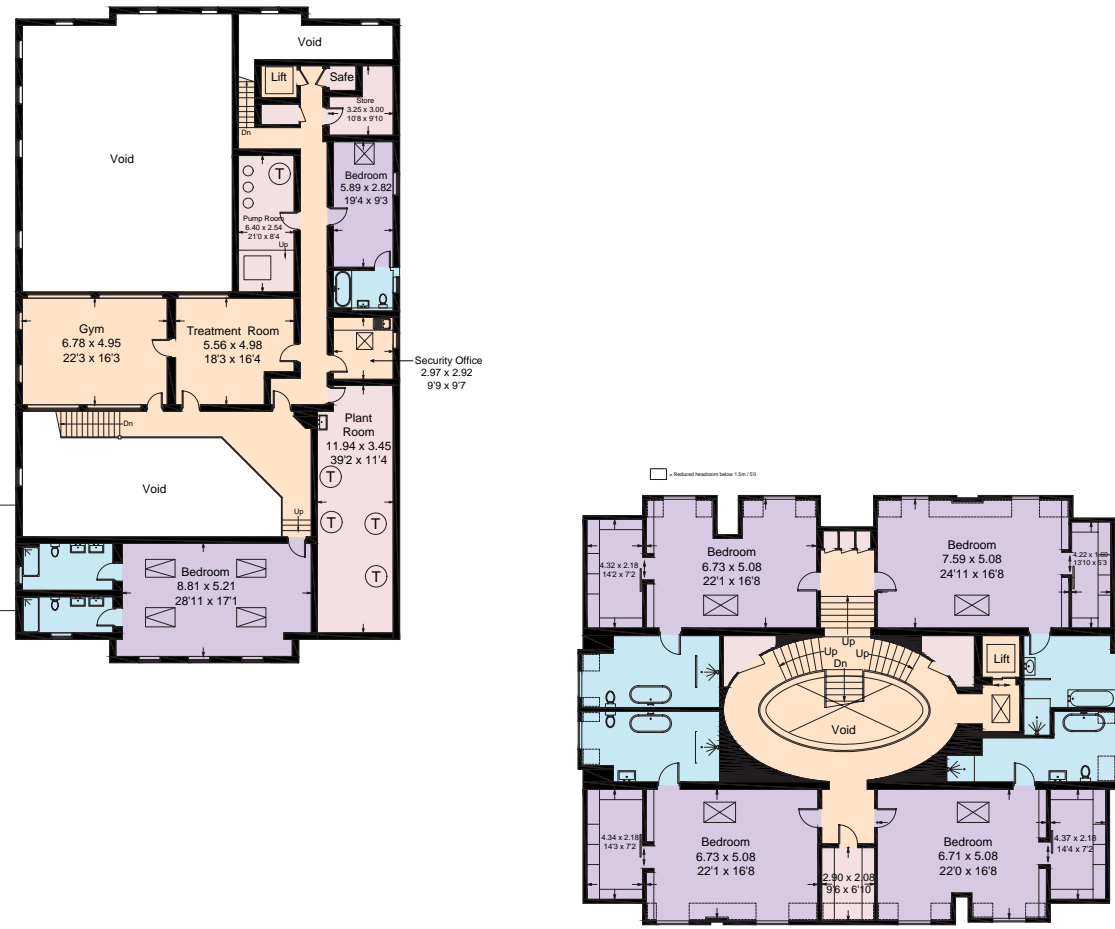
*For identification only, not to scale.*







First Floor



Second Floor





## GARDENS AND GROUNDS

The gardens at Sydenhurst are breathtaking and provide a spectacular inspirational setting for the house. A gravelled semi-circle in front of the house features an ornamental fountain. To one side is an area ideal for a kitchen garden. A stone flag terrace to the north of the house leads out to a beautiful sunken garden with ornamental fountain. To the north is a large swimming pool overlooked by a summer pavilion with dining area and a

raised fire pit with shaded seating area. From here an arbour leads to the ornamental lake and parkland beyond and the gravelled path leads to a hard surface tennis court.

Planning consent exists for the erection of 4 loose boxes plus rug room and tack room, within an L-shaped range off the main drive.

















## GARAGE/STAFF COURTYARD

With its own entrance from the lane is a garage block with 4 garage spaces.

The cottages are conveniently positioned with their own courtyard, one with a bedroom, sitting room, bathroom and kitchen and

the other similar but with 2 bedrooms. Nearby is a dog kennel, washroom and an excellent secondary staff/chef's kitchen to supplement the superb kitchen facilities within the house.









# SPECIFICATION

## AUTOMATION AND AUDIO VIDEO INFRASTRUCTURE

The existing infrastructure cabling (in all desired locations of the property) provides future proofed functionality, compatible with most home automation systems currently on the market (certified for Crestron, Control4, Savant, Lutron etc). This infrastructure cabling includes the following cables to every principal room or control point:

- Multi-core cabling (3no Category cable and 2no Coax cable) to accommodate for video distribution, TV/sky/satellite distribution, and data networks in every room
- Category 6 cables (twin Cat6 cables) available at every principal room or control area, allowing for data/telephony or added technology/devices
- Speaker cables are available in every principal room/area to allow for multi-room audio distribution
- Lighting control cable, pulled to lighting keypad positions. This is currently used by a state of the art Crestron lighting system but could be replaced for Lutron or other lighting systems
- Music servers, playlists and streaming services available at a touch of a button with volume control and room off
- 200 inch, 11.3 Dolby Atmos THX Cinema
- Discreet cinema in master bedroom
- Intelligent antique and bronze tree fountains - control based on occupancy and schedules
- Intelligent façade and exterior lighting - programmed to react to schedules, astronomic clocks, incoming and outgoing vehicle direction and occupancy

### Current implemented convenience automation elements include:

- 460 zones of Crestron lighting
- 181 Crestron keypads (all engraved)
- 32 zones of audio zones powered by Crestron Sonnex
- 140 discreet powerful speakers
- 4 outdoor audio zones featuring discreet yet powerful outdoor speakers
- 16 zones of separately controlled video zones powered by the state of the art Crestron Digital Media (DM) video distribution
- 4 Crestron powerful home automation processors
- 4 Crestron lighting processors
- Custom design and manufactured twin keypads controlling Crestron smart lighting system along with audio selection and zone control
- Intercoms between rooms and announcements - a useful feature in a family property of this size. Allows for meal calls and other announcements
- Traditional 'Bell Pull' door entry integrated into Crestron Automation and entire audio system throughout
- DJ mode integrated as part of whole house audio
- Security systems amalgamated into Crestron touch panels and video distribution
- Window treatment controlled through Crestron lighting keypads, touch panels, remotes and smart phone/tablet apps
- Audio available in every principal room and all en-suites
- The wine room is able to hold 1,500-2,000 bottles of wine
- JetStreamTriva 225 in the indoor pool





## ENERGY EFFICIENCY

- Heating, hot water and cooling via highly efficient 150KW Ochsner ground source heat pumps with record breaking level of efficiency
- Heat pump technology supplies 4/5th's of the heating requirements for free from the environment – each kilowatt of heat extracted from the horizontal ground collects is turned into 5 kilowatts
- Underfloor heating throughout
- Air cooling to bedrooms, gymnasium, cinema, larder and wine room
- All habitable rooms have individual Siemens room thermostats to control the underfloor heating and cooling. Linked via the smart KNX platform allowing the heating and cooling to be controlled from your phone
- Programmable low energy LED lighting throughout

## SECURITY

- National Security Inspectorate approved alarm with perimeter protection and motion sensors
- Smoke and heat detector fire alarm system with backup sprinkler system
- External monitoring of fire and security systems via BT redcare service
- 4k CCTV cameras with geofence technology to trigger external security lighting
- Programmable lighting controls allow scheduled patterns for additional security
- External doors fitted with multi-point locking system

## UTILITIES

- Mains electric and water
- BT ultrafast fibre
- Boosted wi-fi throughout
- Synergy wastewater treatment plant
- DAB and satellite aerals installed
- Multiple telephone line capacity.

## WARRANTIES

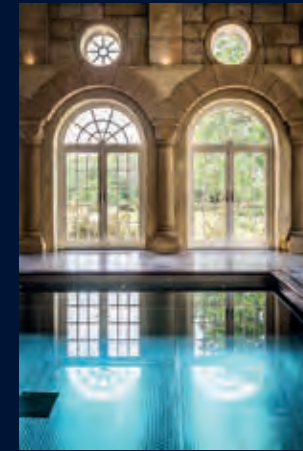
- 10 Year structural warranty

## FINISHES

- Main kitchen and extensive joinery by Clive Christian

## AWARDS WON

The Crestron Global Home Technology Awards recognize the most innovative and most jaw-dropping smart home projects worldwide. They represent true excellence in control and home automation, and exceed customer expectations. Sydenhurst has won the prestigious and sought after category of Ultimate Creston Smart Home award at the Global level as well as EMEA in 2019





















# DIRECTIONS

From London, follow the A3 south to the Milford exit and then follow the A283 towards Chiddingfold and Petworth. Continue into the village of Chiddingfold and just beyond

the village green turn right into Mill Lane and follow the lane for about half a mile, the entrance gate will be on the left.



# GENERAL REMARKS

## FIXTURES AND FITTINGS

All fitted carpets are included in the sale. Other items normally known as tenants fixtures and fittings including curtains, garden statuary, furniture and estate machinery are excluded but some can be made available by separate negotiation.

## SERVICES

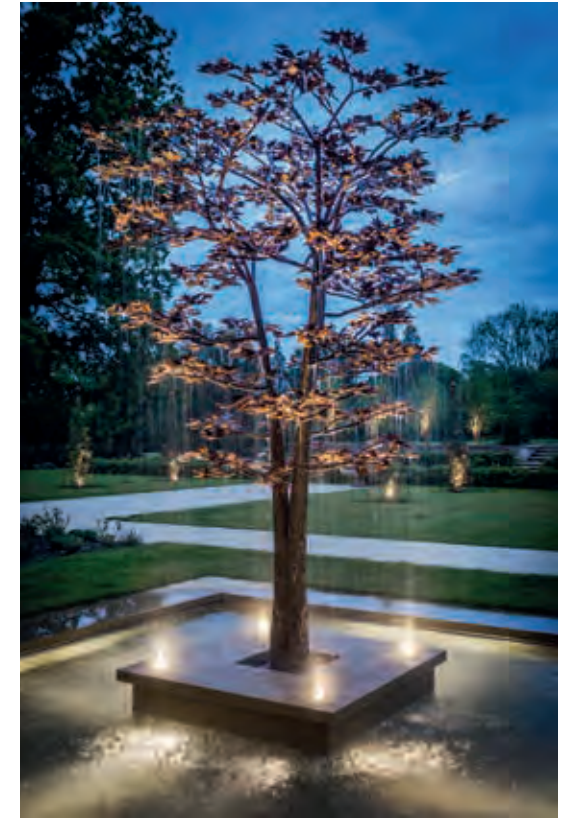
The services have not been checked, no guarantee is given as to their working condition.

## EASEMENTS AND RIGHTS OF WAY

The property is sold subject to all such easements and rights of way which may exist.

The property is extremely private with no public rights of way across any part of the land or the property.





## IMPORTANT NOTICE

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