



Heatherside Court  
9 Augustus Gardens | Camberley | Surrey | GU15 1HL

FINE & COUNTRY

# HEATHERSIDE COURT

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*Originally forming part of Bagshot Heath and Chobham Ridges and spanning an area of 300 acres, 'New Zealand' as it was known was purchased by Swiss Botanist Augustus Mongredien and renamed 'Heatherside on account of being surrounded by brown heather. Originally purchased with a view to creating a silk farm and later a specialist shrub and plant nursery. Heatherside House was built in 1862 and in 1865 Frederick Street was commissioned to plant 218 Wellingtonia Redwood trees on either side of the mile long driveway to the house, still existing today they form a tree lined walk known Wellingtonia Avenue.*







Welcome to Heatherside Court, this distinguished property, accessed through a ornate wrought-iron gate is a prime example of refined luxury nestled within the lush greenery of a highly desirable locale between Lightwater and Camberley. This splendid Victorian residence, boasting timeless architectural elegance, presents a harmonious blend of classic charm and modern sophistication.

The front façade exudes grandeur, featuring symmetrical sash windows that flood the interiors with natural light. The decorative cornices and period embellishments highlight the meticulous attention to detail synonymous with homes of this calibre.

Heatherside Court is enveloped by beautifully landscaped garden, offering an oasis of privacy and serenity. The mature trees and manicured climbers provide a picturesque backdrop, while the elegant pathway and well-maintained lawn add to the property's stately appeal. The ornamental fountain enhances the garden's aesthetic, creating a delightful space for outdoor relaxation and leads to a sunken al fresco seating area, perfect for entertaining guests or enjoying tranquil garden views.

With its exquisite exterior and captivating surroundings, Heatherside Court offers an unparalleled opportunity to own a piece of architectural heritage in the heart of the British countryside.

#### Ground Floor

As you enter through the multi-paned double timber door, adorned with a fan light above, you are welcomed into a bright and airy vestibule. The monochrome tiled marble floor sets a tone of refined luxury, leading to an impressive hallway that extends over 41 feet in length. With a ceiling height exceeding 11 feet, a feature prevalent throughout this stunning home, the sense of space and grandeur is immediately apparent.

A heavy original oak door ushers you into the expansive living room, a magnificent space stretching over 37 feet in length. Oversized dual aspect sash windows bathe the room in natural daylight, highlighting the central original fireplace. From here, a pair of solid double oak doors open into the family room, which also features dual aspect sash windows. A bespoke commercial lift provides convenient access to the first floor. This room too is graced with an original fireplace, standing proudly as a focal point, and open apertures on either side leading into the modern open-plan kitchen.

The kitchen is a chef's dream, boasting a large centre island with a quartz worktop and electric hob, comfortably seating four. The quartz continues along the wet run, featuring an undermounted sink with mixer taps and a painted brick splashback. Two rows of matching wall units offer ample storage, while a bank of tall units along the adjacent wall integrates top-of-the-line appliances, including a fridge freezer, double ovens, and a microwave. Bifold doors seamlessly unite the kitchen with a private courtyard, creating a perfect blend of indoor and outdoor living. This courtyard also provides access to an external utility/laundry room, which in turn leads to the beautifully maintained gardens.

A door from the kitchen returns you to the hallway, which includes a large cloakroom and additional storage. From here, a wide staircase ascends to the first floor, where the landing is flooded with natural light from an overhead skylight, enhancing the airy and welcoming atmosphere of this magnificent home.







# Seller Insight

“ After a long search for the perfect home, with everything seeming so ordinary and similar, we discovered Heatherside Court. The moment we saw it, we fell in love with its uniqueness, original features, history.

I vividly remember our first visit. Hidden away from sight, the house revealed itself as we turned into the driveway, instantly taking my breath away. Stepping inside felt like entering another era, with its high ceilings and grand sash windows. Our time at Heatherside Court has been nothing short of magical, filled with countless cherished memories.

This home has been the ideal setting for family gatherings and celebrations. Its open plan and flowing layout has been perfect for our daughter Olivia, who uses a wheelchair. In her words, “the house is very elegant.” We will all deeply miss this wonderful home.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











### First Floor

The upstairs of Heatherside Court maintains the same high ceilings and oversized sash windows, ensuring every room is bathed in an abundance of natural light. This level offers adaptable living, currently configured as three large bedrooms, but could easily be reimagined to create five bedrooms without compromising on space.

The principal bedroom is a sanctuary of luxury, featuring access to a private balcony with a seating area overlooking the front of the property—an idyllic spot to watch the sunset. This bedroom leads to a spacious en-suite with his and hers sinks, a large walk-in shower, and a freestanding roll-top bath that takes centre stage in front of the sash window. An archway guides you to the dressing room, equipped with wardrobes on one side and drawers along two walls. A sash window ensures the room is bright and airy, and the generous space comfortably doubles as a home office for two people.

Bedroom two, featuring two double aspect sash windows flanking the private lift, connects directly to bedroom three. Bedroom three, which can also be accessed from the landing, includes a dressing room and provides access to a large walk-in wet room. This wet room has been thoughtfully designed with impaired mobility in mind, without compromising on style or quality. Located at the top of the stairs, bedroom four offers commanding views across the balcony terrace and beyond.











## Outside

The gravelled driveway provides ample parking for a number of vehicles, with steps and a discrete ramp leading to the house, whilst the gardens of Heatherside Court gracefully wrap around three sides of the property. The front features a raised terrace with an ornate period fountain. The side garden boasts a sunken al fresco seating area that ensures seclusion and privacy, providing the perfect suntrap. A set of steps framed by two mature olive trees lead to a lawned area bordered with a variety of shrubs and flowers, offering continued seasonal interest. The garden leads to the laundry/utility room, seamlessly linking back to the kitchen courtyard garden. Additionally, the detached double garage at the front of the property is equipped with power and light, presenting the potential for conversion (subject to planning permission) into further accommodation or a detached office.

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# LOCATION

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Situated in the esteemed Heatherside area, nestled between Camberley and Lightwater. This prime location offers seamless access to a myriad of amenities, making it an ideal choice for discerning buyers seeking a blend of convenience and elegance.

Camberley town centre is just 2.4 miles away, offering an abundance of shops, cafes, and restaurants. The town also features a sports centre, a theatre, and a multi-screen cinema, alongside The Meadows Shopping Centre, which includes a Marks and Spencer and a Tesco Superstore.

For your everyday needs, Bagshot, with its large Waitrose, is just over 2 miles away, ensuring all your requirements are met. Additionally, for those last-minute essentials there is a Sainsbury's Local 0.7 miles away.

Commuters will appreciate the variety of transport options available for easy access to London, with trains from Brookwood, Farnborough, and Sunningdale providing a convenient service to Waterloo in approximately 45 minutes. Junction 3 of the M3 is just 2.7 miles away, facilitating onward journeys to London, Heathrow, Gatwick and beyond. Heatherside Court is ideally positioned for families, with numerous outstanding state schools nearby, including Tomlinscote and Ravenscote. The area is also home to several prestigious private schools, such as Hall Grove Preparatory, Wellington College, Salesian, Farnborough Hill, Sir William Perkins, and St George's Weybridge, many of which are accessible via public bus from the Upper Chobham Road.

Sporting enthusiasts will find plenty to enjoy, with golf at Camberley Heath Golf Club and tennis at Frimley Lawn Tennis Club. Additional golf clubs in the area include Sunningdale, Wentworth, and The Berkshire. The world-renowned Ascot Racecourse and polo at the Royal County of Berkshire Polo Club in Winkfield add to the array of local sporting facilities.

Nature lovers will appreciate the proximity to Lightwater Country Park, just a 10-minute walk away, and the picturesque Virginia Water Lake and Savill Gardens. Horse riding, walking, and cycling can be enjoyed at Chobham Common and Windsor Great Park.

Health and wellness are well-catered for with nearby health clubs such as Coworth Park, Pennyhill Park Health Club & Spa, Wentworth Club, and the MacDonald Berystede.

For cultural pursuits, the area offers an impressive selection of theatres and cinemas, including The Novello Theatre in Sunninghill, Cineworld in Bracknell, New Victoria Theatre in Woking, Yvonne Arnaud Theatre in Guildford, and South Hill Park Arts Centre & Wilde Theatre.





### Services, Utilities & Property Information

Water Supply South East Water  
 Sewerage South East Water  
 Heating British Gas  
 Electricity Supply OVO

**Mobile Phone Coverage** - 4G and 5G mobile signal is available in the area we advise you to check with your provider'

**Broadband Availability** - Superfast Broadband Speed is available in the area, with predicted highest available download speed 53 Mbps and highest available upload speed 10 Mbps.

**Parking** - The property falls within a controlled parking zone or local authority parking scheme. The property benefits from a double garage and private parking for multiple vehicles

**Title Notes** - The property has a right of access over a shared driveway, owned by a neighbouring property. The mains drains cross over a neighbouring property.

Accessibility/adaptations discrete wheelchair ramp and private lift for restricted mobility users

**Tenure** - Freehold

**Local Authority:** Surrey Heath Borough Council

**Council Tax Band:** H

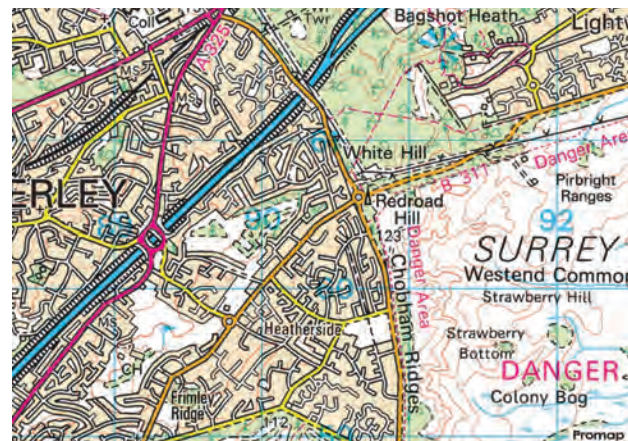
### Viewing Arrangements

Strictly via the vendors sole agent Robert Cable on Tel Number 07732 730 720

**Website** [www.fineandcountry.co.uk/south-and-west-surrey-estate-agents](http://www.fineandcountry.co.uk/south-and-west-surrey-estate-agents)

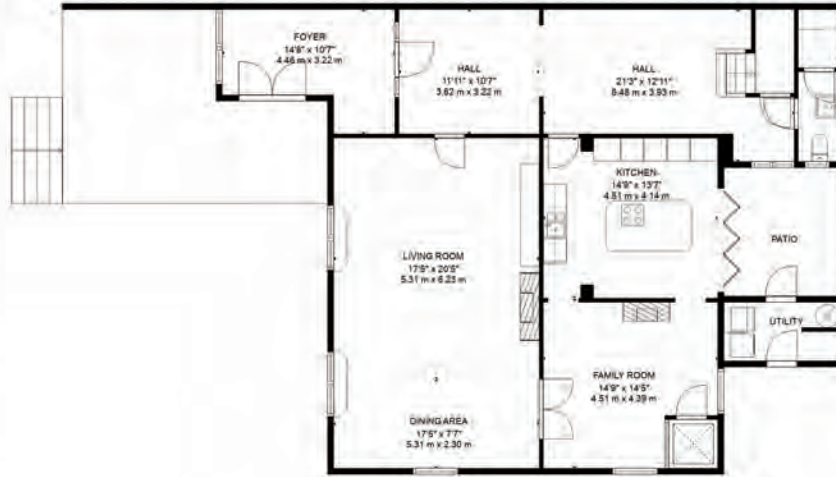
### Opening Hours:

Monday to Friday 9.00 am - 5.30 pm  
 Saturday 9.00 am - 4.30 pm  
 Sunday By appointment only





FLOOR 1



FLOOR 2

**TOTAL: 2856 sq. ft, 265 m2**  
**FLOOR 1: 1518 sq. ft, 141 m2, FLOOR 2: 1338 sq. ft, 124 m2**  
**EXCLUDED AREAS: " ": 296 sq. ft, 27 m2, PATIO: 106 sq. ft, 10 m2, GARAGE: 318 sq. ft, 30 m2, BALCONY: 124 sq. ft, 12 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 05.07.2024







ROBERT CABLE  
DIRECTOR

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With a career spanning 25 years in property and marketing, I have a genuine passion for all things property-related and specialise in listed buildings. My extensive experience includes property renovation and new builds from single dwellings to large scale developments

I take pride in providing a dedicated, professional, and friendly service. Building trusted one-to-one relationships with my clients is at the heart of what I do. I believe that understanding your individual needs and preferences is key to delivering a service that exceeds expectations.

I am committed to being with you every step of the journey. My goal is to ensure your property sale or purchase is an enjoyable experience and that the roller coaster ride is as smooth and stress-free as possible.

YOU CAN FOLLOW ROBERT ON



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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