

THE PRIVATE OFFICE  
REAL ESTATE

*No. One*

Spicers Field, The Crown Estate



Tailored Living Solutions have designed and built what is truly one of the finest brand new homes available in the market today.

One Spicers Field is a beautifully designed home with an exceptional balance of theatre and opulence, yet remains a calm and tranquil family home.

Situated in the highly regarded and much sought after, Crown Estate, The Private Office : Real Estate are incredibly proud to be marketing this incredible new home.

  
FOUNDER AND CEO

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One Spicers Field is currently the only newly constructed home available for sale in The Crown Estate in Oxshott.

Spanning over 10,500 square feet, and sitting on a 0.55 acre south facing corner plot, this is one of the best locations in the heart of The Crown Estate. One Spicers Field has been expertly designed by Tailored Living Solutions, creating a truly unique offering that has been designed and built to the highest of standards.

The property can be accessed via an in out driveway from either Spicers Field or Princes Drive leading to the front of the home which offers parking for several cars and an internal double garage.

Upon entering the home, you are welcomed by the grand reception hall which leads through to a large open plan entertaining space. The kitchen has been beautifully designed and benefits from top of the range Gaggenau appliances, island seating and chefs kitchen at the rear.

The open space leads to the dining room and living area which all lie at the rear of the home, benefitting from floor to ceiling sliding glass doors creating an abundance of natural light.

On the west wing lies the formal drawing room with dual fireplaces, high vaulted ceilings and two seating areas, making this the perfect place to entertain guests.









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On the first floor lies one of the most impressive principal bedroom suites that The Crown Estate has to offer. The principal bedroom contains a beautiful ensuite bathroom with timber herringbone and Carrera marble flooring, an incredibly spacious walk in dressing room and balcony with views to the gardens. This suite also benefits from a further room which could be a second dressing room or home office. The first floor of this home offers four further bedrooms, all with en suite bathrooms.

The top floor of the home has two further designated en suite bedrooms, a playroom/ gym and further storage rooms.

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The beautiful garden of this exceptional home has been cleverly designed with the family in mind. On the east side of the home is an AstroTurfed lawn with sunken trampoline. On the southern side lies the extensive patio with in built barbeque, grassed lawn, heated swimming pool and an outdoor fireplace.

With its unique architecture and meticulous design, One Spicers Field is truly one of the most exciting offerings in North Surrey over recent years.

Tailored Living Solutions specialise in creating bespoke new-build homes across London and the Home Counties and pride themselves on a unique approach, blending in-depth experience with innovation, technology and a focus on quality to create places that people are proud of; One Spicers Field is an exceptional example of this.



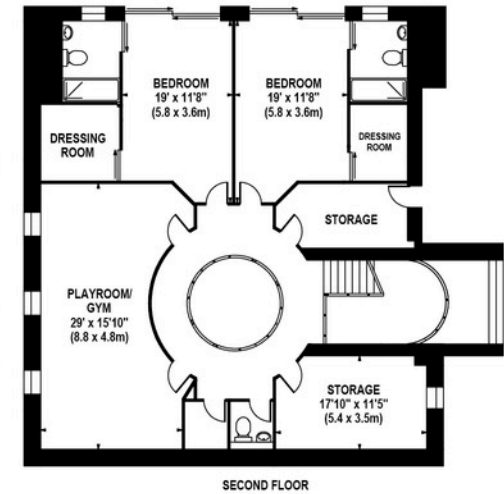
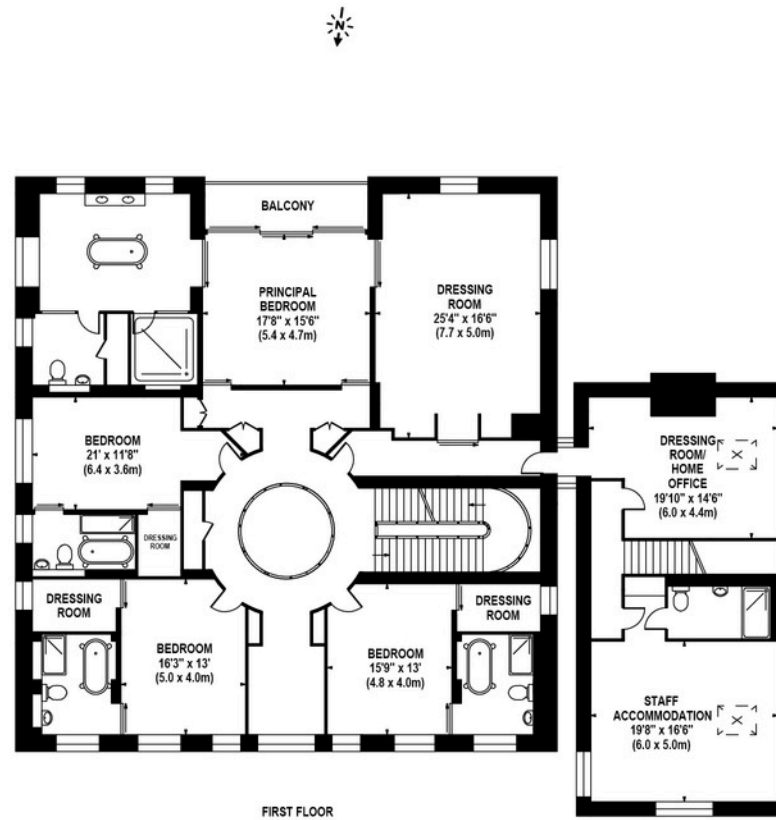
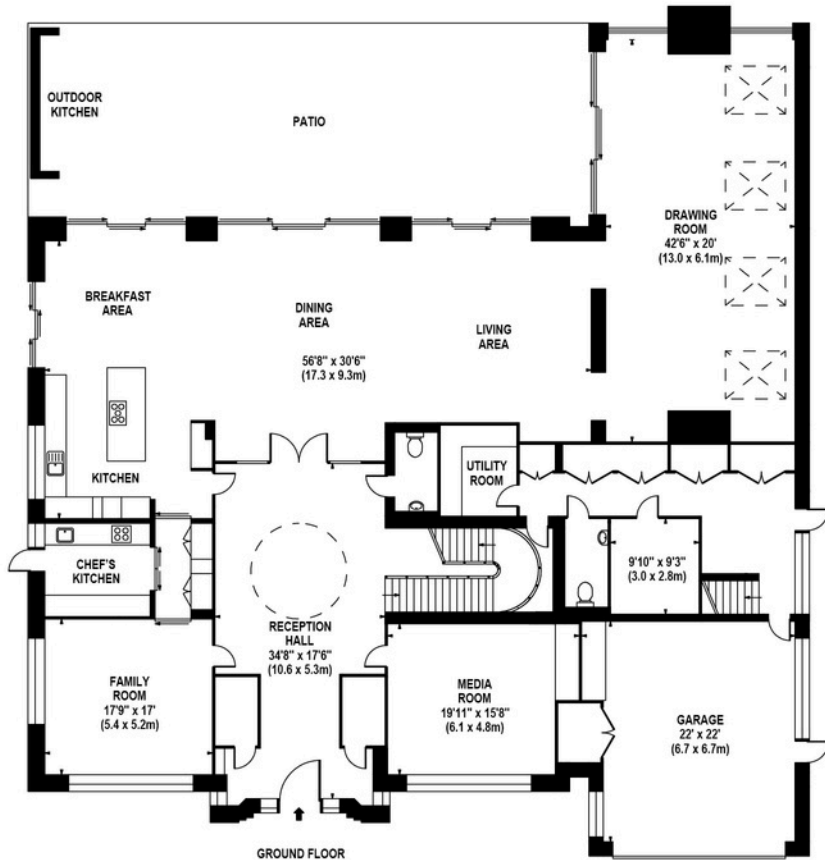
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APPROX. GROSS INTERNAL FLOOR AREA 10527 SQ FT / 978 SQ M  
APPROX. GROSS EXTERNAL FLOOR AREA 12013 SQ FT / 1116 SQ M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	99	100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars.



One Spicers Field, The Crown Estate, KT22 0UT

GUIDE PRICE £7,950,000 | 7 ENSUITE BEDROOMS



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**FIXTURES AND FITTINGS** All fixtures, fittings and furnishings i.e. curtains, light fittings and garden statuary etc. are expressly excluded from the sale, but some items may be made available by separate negotiations.

**TENURE** Freehold

**VIEWINGS** Strictly by appointment with the sole marketing agents The Private Office: Real Estate

**IMPORTANT NOTICE** The Private Office: Real Estate, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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Details prepared: September 2024 Photographs: Taken September 2024

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