

# ASTER HOUSE



THE PRIVATE OFFICE : REAL ESTATE  
THE BOATHOUSE  
MILLBROOK, GUILDFORD, GU1 3XJ



£3,450,000

KINGSWOOD

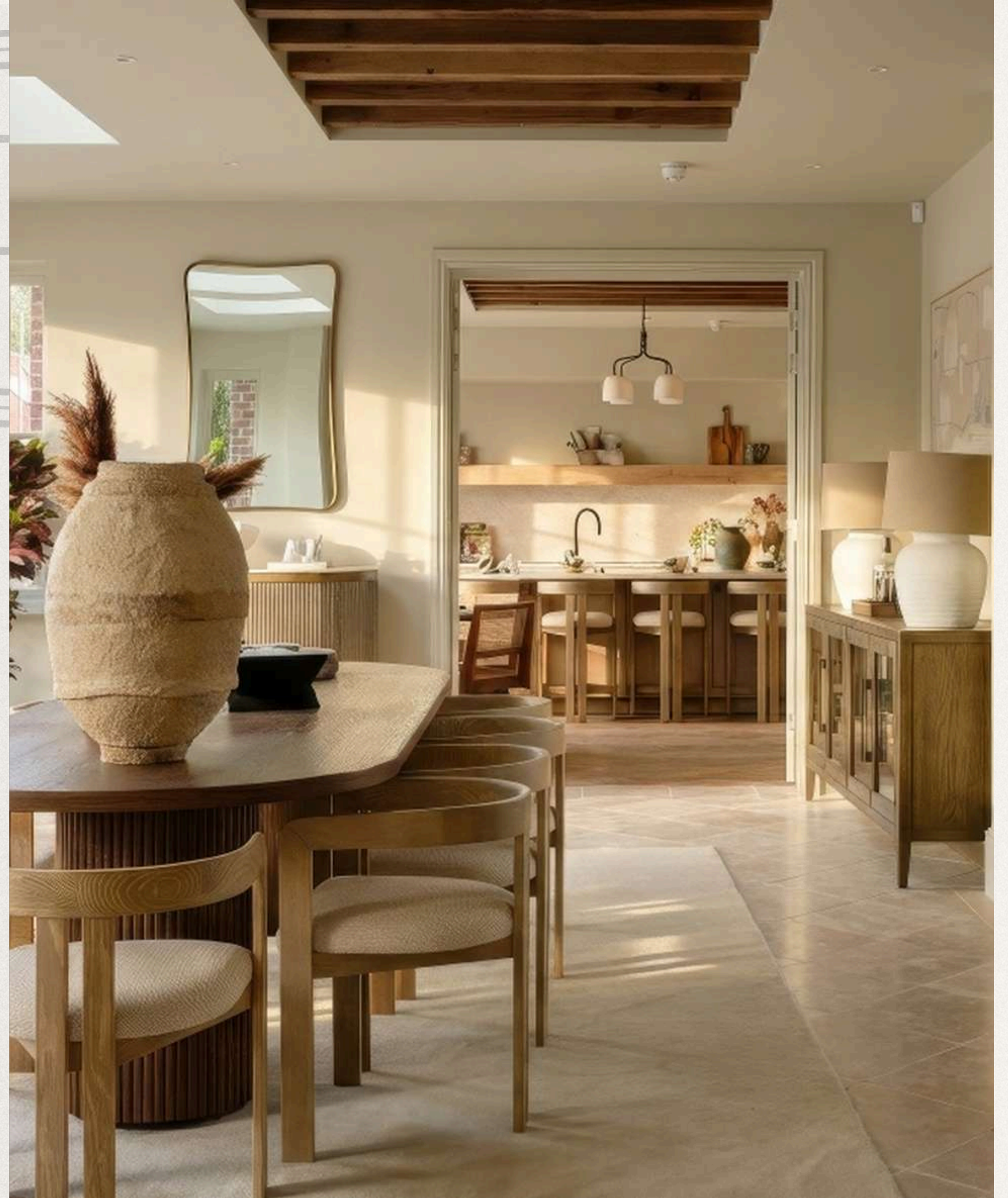


LARCH CLOSE, KINGSWOOD PRIVATE ESTATE, KT20 6JF



# WELCOME HOME

The Reserve is an exclusive development of just three beautifully crafted homes by VEDA Homes, designed with modern living, sustainability, and comfort in mind, this is one of the most exciting residential launches on the Kingswood Private Estate in a generation, a bold reimagining of what a luxury family home can be. Set within a peaceful location yet close to essential connections, each home has been thoughtfully planned to maximise natural light, space, and energy efficiency.



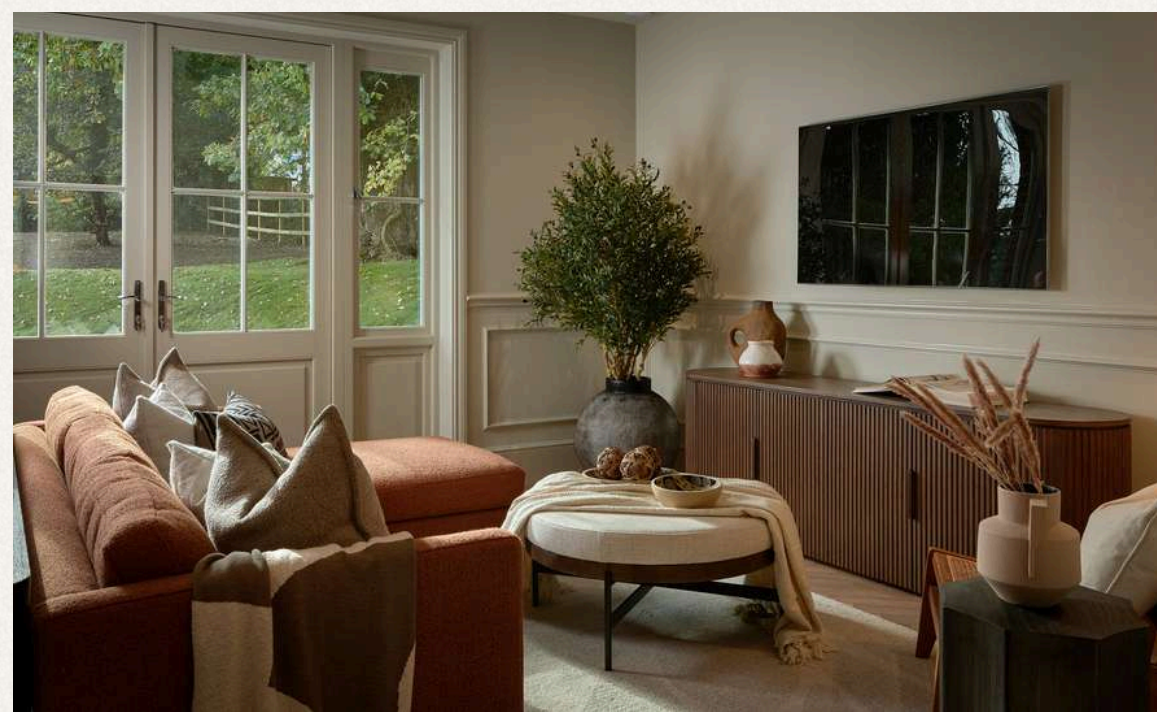


# ENTERTAINING

At the heart of the home lies a breathtaking atrium, a true architectural centrepiece that soars to the top of the house and floods every level with natural light. Framed by elegant open arches<sup>1</sup>, the space is anchored by a majestic fig tree, which not only creates a striking visual focal point but naturally purifies the air within the home.



From here, the layout flows effortlessly into an open-plan kitchen<sup>2</sup> and then a dining room, designed for both family life and entertaining on a grand scale. Expansive doors open directly onto the garden, blurring the boundary between indoors and out. For more formal occasions, a beautifully appointed reception room with an electric fireplace offers an inviting atmosphere, leading through to a cosy snug — equally suited as a private study or reading room.





# RESPITE

The upper floors are dedicated to rest and retreat, offering six generously proportioned bedrooms that balance comfort with calm sophistication. At the centre of the first floor lies the principal suite, a true sanctuary designed around the home's dramatic atrium, allowing light and greenery to filter gently through the space. This suite includes a bespoke walk-in wardrobe, a beautifully appointed en suite bathroom, and a private wellness area — the perfect setting for relaxation. Two further bedrooms on this level each feature their own en suite bathrooms and walk-in wardrobes, combining generous proportions with refined detail to create serene spaces for family and guests alike.

On the second floor, three additional bedrooms benefit from impressive ceiling heights and share a well-appointed family bathroom. Alternatively, one of these rooms could be transformed into a family games room, gym, or creative space — a reflection of the home's remarkable versatility.





# WELLNESS

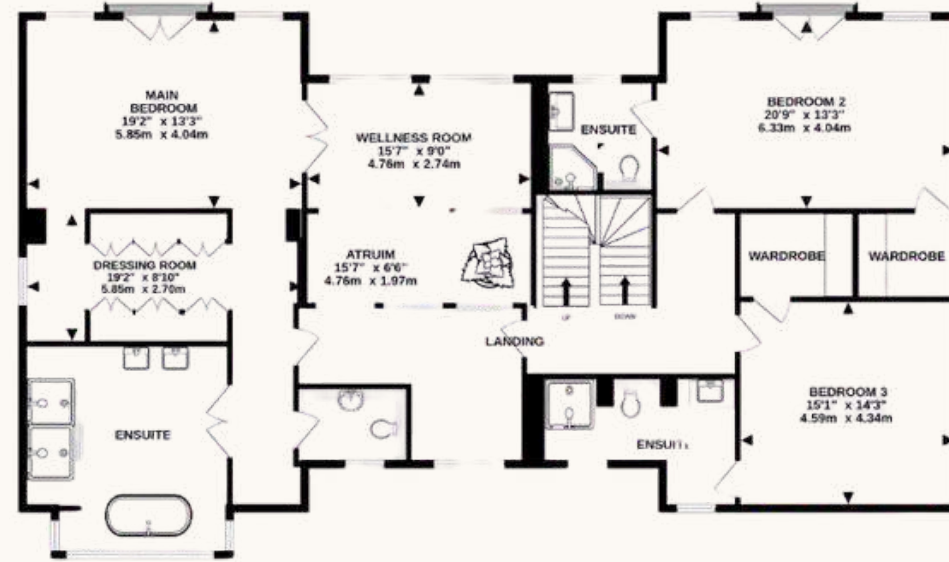
Wellness lies at the centre of Aster House, a home thoughtfully built around the principles of sustainability, healthy living, and balance. From its carefully chosen materials to its connection with natural light and landscape, every element has been designed to nurture both body and mind. Adjoining the principal suite, a dedicated wellness room provides the perfect sanctuary for relaxation — a calm, light-filled space overlooking the gardens. Whether used as a home gym, a pilates or yoga studio, or simply a peaceful corner for reading and reflection, it captures the essence of Aster House: a home that encourages you to slow down, breathe deeply, and live well.



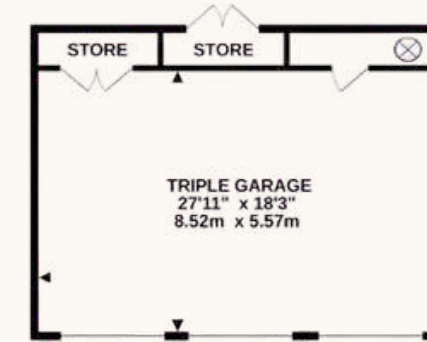
# OUTDOORS

Set within 0.5 acres of beautifully landscaped grounds, Aster House offers a perfect balance of elegance and outdoor living. To the rear, a spacious patio terrace provides an ideal setting for summer entertaining. Beyond the terrace, a sweeping lawn stretches out, inviting outdoor games, sun-soaked afternoons, and the easy rhythm of life that defines this remarkable home. At the front, manicured lawns and a wildflower garden create a peaceful, natural welcome, reflecting the home's connection to nature and its emphasis on wellness and serenity.

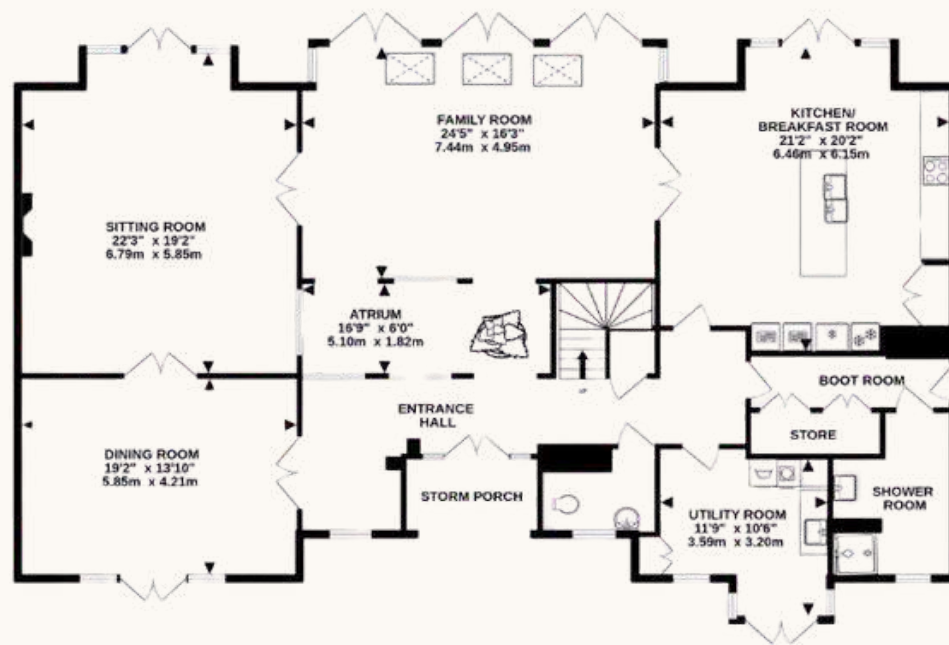




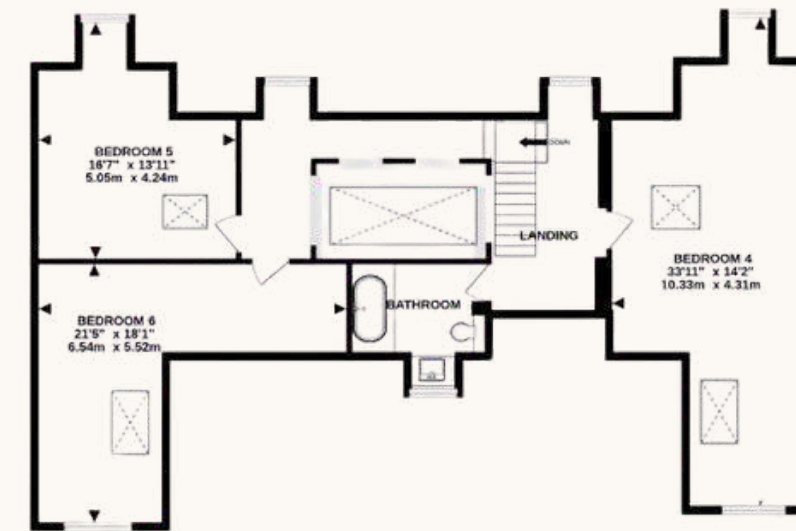
1ST FLOOR  
2034 sq.ft. (189.0 sq.m.) approx.



GARAGE  
603 sq.ft. (56.0 sq.m.) approx.



GROUND FLOOR  
2207 sq.ft. (205.0 sq.m.) approx.



2ND FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.

MAIN HOUSE 504 SQ.M (5425 SQ.FT) GARAGE 56 SQ.M (603 SQ.FT)



TOTAL FLOOR AREA : 6028 sq.ft. (560.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	87
(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	



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