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# BROOMFIELD RIDE

THE CROWN ESTATE OXSHOTT

BY DUCALE DEVELOPMENTS

WELCOME TO

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# BROOMFIELD RIDE

THE CROWN ESTATE OXSHOTT

Warm, classical and beautifully balanced, this is a home of unmistakable presence on the Crown Estate crafted for buyers seeking timeless architecture and contemporary luxury in a highly private setting.

The Crown Estate in Oxshott is one of the most sought after locations in the country. With its proximity to London and its semi rural setting it is easy to see why. Quiet, tree lined avenues lined with mature, verdant hedges offer glimpses of the wonderful houses behind.

DUCALE  
DEVELOPMENTS



# AN ELEGANT NEW CLASSIC

Planning permission has been granted and a fully costed stage four design has been created to enable a bespoke luxury residence to be created by you or with the exclusive developer Ducale Developments.

Set behind mature beech hedging on one of the Crown Estate's most private avenues, over 12,500 sq ft of refined accommodation across three luxurious floors. With its striking red-brick façade, white sash windows and refined classical pediment, this home offers a brighter, heritage-inspired architectural identity. Across more than 12,500 sq ft, the home delivers a perfect blend of traditional elegance and contemporary luxury.

## THE DESIGN

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Designed by world-leading architectural practice Ascot Design and with interiors by Blanca Sanchez of Halo Design Interiors this is a beautifully positioned residence on a generous plot, epitomising refined 21st-century living. Classical elegance and balanced proportions are paired with an outstanding specification and a commitment to the finest craftsmanship.

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# ARCHITECTURAL CHARACTER.

The properties façade is defined by symmetry, crisp stone detailing and a columned portico. The arched dormers of the garage wing add character and charm, giving the home an unmistakably Georgian country-house presence.

Set within mature, secluded grounds, the property enjoys excellent natural light and a serene woodland backdrop.

Computer generated imagery is for illustrative purposes only.

# LUXURY LIVING SPACES.

A grand entrance hall leads to five refined reception rooms and a generous open-plan kitchen dining family room that flows to the gardens. Practical spaces include pantry, utility, boot room and internal garage access.



Computer generated imagery is for illustrative purposes only.



DESIGN  
by The Estate

Computer-generated imagery is for illustrative purposes only.



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Upstairs, the first floor hosts four bedroom suites, including a beautifully appointed principal suite with dual dressing rooms. Two further suites on the top floor provide ideal accommodation for guests or older children.



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## LEISURE & WELLNESS

A full leisure level includes a swimming pool, spa, sauna, steam and gym, with dedicated changing facilities and direct access to the terrace and gardens.



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## GARDENS & TECHNOLOGY

The gardens feature mature boundary planting, enhanced biodiversity and landscaped formal areas. Energy-efficient systems including air-source heat pumps, high-performance insulation and discreet renewable technology ensure comfort and environmental performance.

# BLANCA SANCHEZ

DIRECTOR  
HALO DESIGN INTERIORS



An emphasis on timelessness and classical country house detailing characterises this home. From the warm honed stone chequerboard floor in the Entrance Hall, to the painted French doors, overlooked by sweeping plaster dentil mouldings, the interiors are rooted in historical language.

Every view holds a delightful surprise, with whimsical wallpapers and intricately patterned inset stone mosaic floor patterns. The understated palette is light-filled and subtle, delicately balanced with layered tones and textures.

The property offers a balance of formal and informal spaces perfectly proportioned for family living, with practicality invisibly meshed with understated elegance throughout.



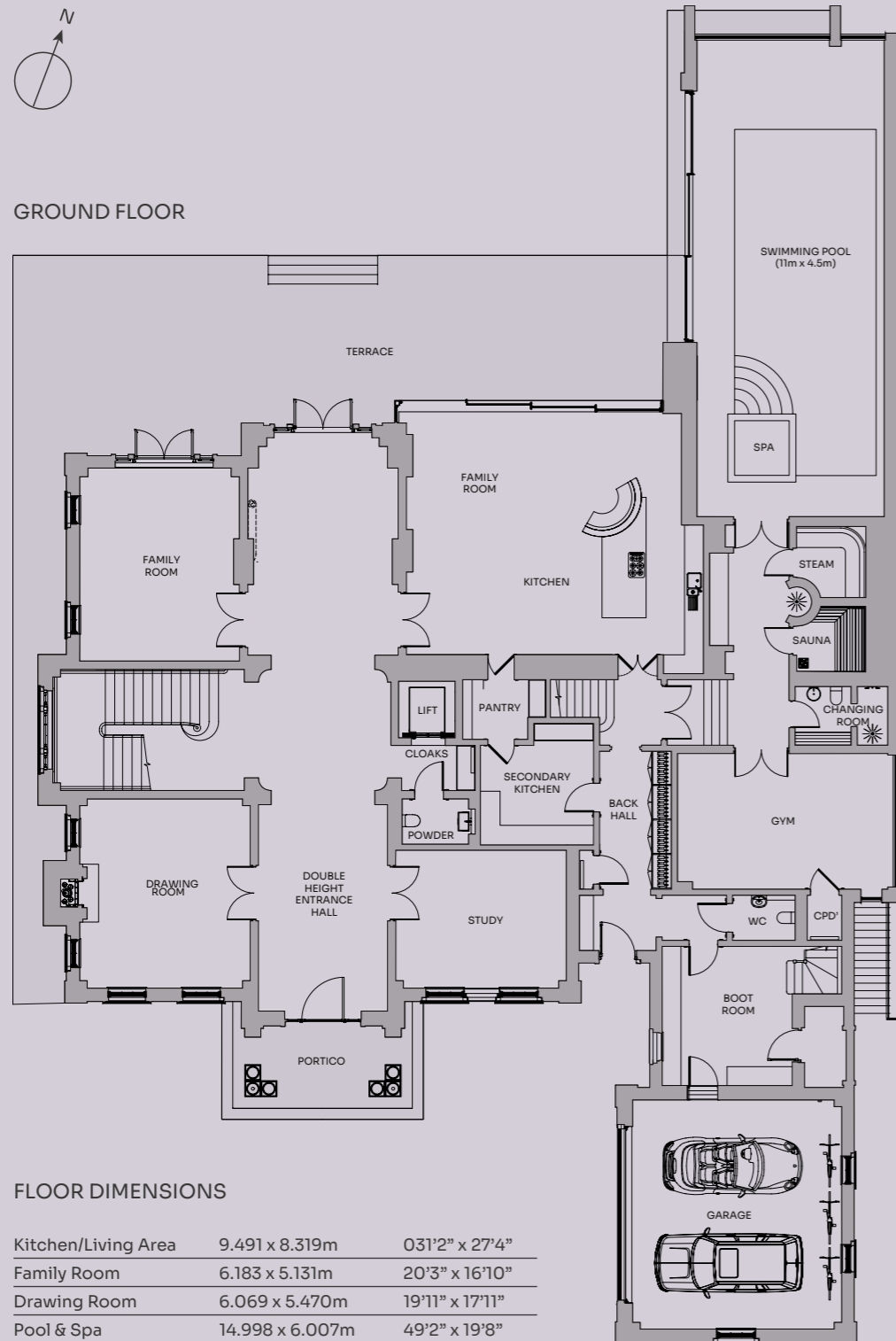
# PLOT 2

BROOMFIELD  
RIDE

THE CROWN ESTATE QUARTET



## GROUND FLOOR



### FLOOR DIMENSIONS

Kitchen/Living Area	9.491 x 8.319m	031'2" x 27'4"
Family Room	6.183 x 5.131m	20'3" x 16'10"
Drawing Room	6.069 x 5.470m	19'11" x 17'11"
Pool & Spa	14.998 x 6.007m	49'2" x 19'8"

TOTAL: 12,500 SQ.FT

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

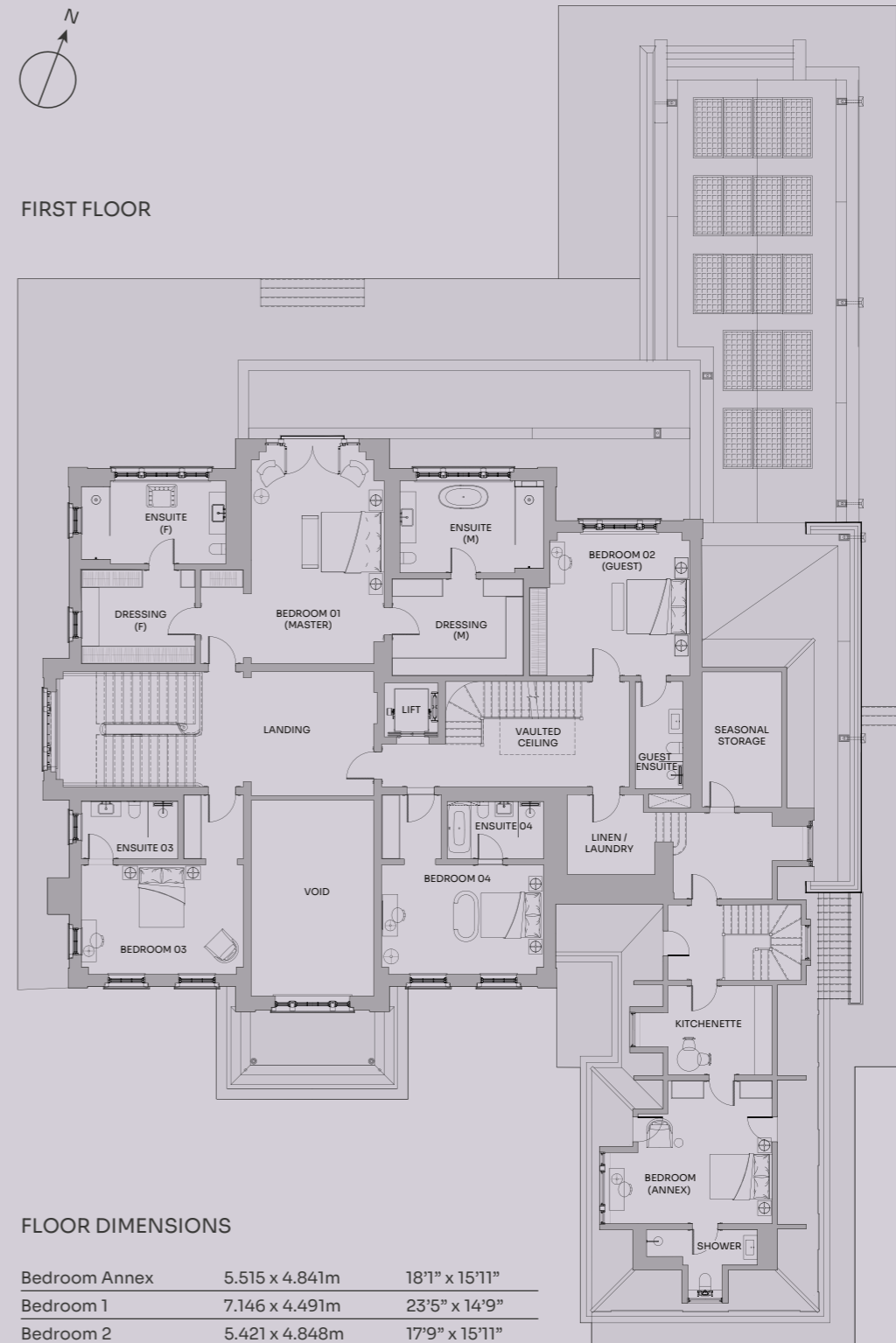
# PLOT 2

BROOMFIELD  
RIDE

THE CROWN ESTATE QUARTET



## FIRST FLOOR



### FLOOR DIMENSIONS

Bedroom Annex	5.515 x 4.841m	18'1" x 15'11"
Bedroom 1	7.146 x 4.491m	23'5" x 14'9"
Bedroom 2	5.421 x 4.848m	17'9" x 15'11"
Bedroom 3	5.470 x 3.728m	17'11" x 12'3"
Bedroom 4	5.470 x 3.728m	17'11" x 12'3"

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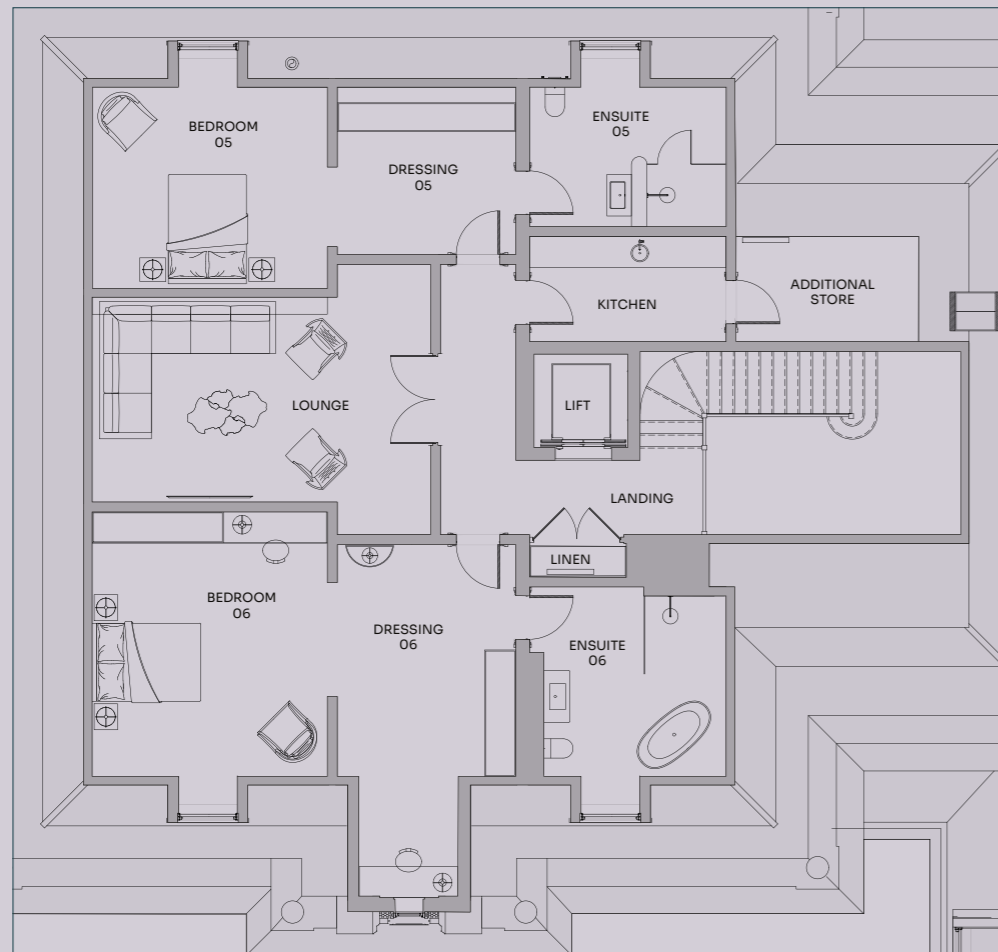
# PLOT 2

## BROOMFIELD RIDE

THE CROWN ESTATE ONSHOTT



### SECOND FLOOR



### FLOOR DIMENSIONS

Lounge	6.556 x 3.989m	21'6" x 13'1"
Bedroom 5	4.484 x 4.574m	14'9" x 15'0"
Bedroom 6	5.719 x 4.574m	18'9" x 15'0"

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# LOCATION

The A3 and M25 are within easy driving distance, as are Gatwick and Heathrow airports. There are private airfields at Farnborough (about 27 miles) and Fairoaks (about 13 miles). The village benefits from a mainline railway station with trains to London Waterloo taking just 38 minutes with local bus routes connecting to Esher and Kingston.

Independent schools within a 10-mile radius include:

- Danes Hill School, Oxshott
- Claremont Fan Court School, Esher
- Reeds School, Cobham
- City Of London Freeman's School, Ashted
- St John's School, Leatherhead
- Downsend School, Leatherhead
- Feltonfleet School, Cobham
- Cranmore School, West Horsley
- Parkside School, Cobham
- ACS International School, Cobham



# THE LOCAL NEIGHBOURHOOD

The village has a number of small shops and boutiques and there are a number of good restaurants and pubs nearby. It is the quintessential English village. For more comprehensive facilities the nearby towns of Cobham, Weybridge and Esher offer many excellent shops, restaurants and recreational facilities. The West End is only 30 minutes away.



1.



2.



4.



3.



5.



6.



7.

1. Oxshott Heath
2. The Victoria at Oxshott
3. Surrey Hills Delicatessen
4. Esher High Street
5. The Bear at Oxshott
6. Giro Cycling Café
7. Oxshott Village Sports Ground

# THE DETAILS

Set within the prestigious Crown Estate, Oxshott, this exceptional residential opportunity offers a fully resolved, planning-led luxury home in one of Surrey's most private and sought-after enclaves.

Every aspect of the project has been meticulously addressed from planning and estate covenants through to architecture, interiors, landscape, technical design and cost certainty, allowing a purchaser to proceed directly to construction with complete confidence.

## Planning & Policy – Fully Addressed

The proposed residence sits within the Oxshott settlement boundary and the recognised low-density Crown Estate, where high-quality, bespoke homes are actively supported when they respect character, scale and landscape.

The scheme has been comprehensively assessed against all relevant policy, including:

- National Planning Policy Framework (2024)
- Elmbridge Core Strategy (2011)
- Development Management Plan (2015)
- Design & Character SPD (2012)

There are no conservation constraints, no listed buildings, no Tree Preservation Orders, and the site lies within Flood Zone 1 (lowest risk). Ecology, arboriculture, access, amenity and sustainability considerations have all been positively resolved

## Crown Estate Covenants

All Crown Estate matters have been carefully considered to ensure a seamless and compliant development:

- Building footprint, scale and siting aligned with Estate guidelines

- Low-density detached dwelling typology preserved
- Boundary treatments, access points and landscaping consistent with Estate character

- Privacy, seclusion and landscape dominance maintained

The covenant position has been reviewed and structured to allow delivery without future estate risk.

## Architecture of Distinction

The residence is designed in a refined Queen Anne-inspired architectural language, blending classical elegance with contemporary performance.

Key features include:

- Highly articulated elevations with stone detailing and banding
- Parapet walls, chimneys, gables and porticos
- Carefully stepped massing to reduce visual impact
- A composition that is elegant, timeless and entirely bespoke

The architecture is deliberately crafted to sit comfortably within the evolving character of the Crown Estate, while delivering a home of exceptional presence and quality.

## Interior Design & Living Experience

The internal architecture has been fully conceived to deliver a world-class private residence, including:

- Grand formal and informal reception rooms
- Expansive open-plan kitchen, dining and family spaces
- Principal bedroom suite with dressing rooms and spa-style bathrooms

- Additional guest and family suites

- Full lift access to all floors

A dedicated amenity offering, incorporating a swimming pool and spa, gym, wellness facilities, cinema or games spaces, and associated plant and storage.

## Landscape & Setting

The landscape strategy is integral to the design, reinforcing the Crown Estate's defining sense of privacy and greenery:

- Retention and enhancement of mature hedging and trees
- New specimen planting to frame views and provide screening
- Garden spaces designed for year-round enjoyment and seclusion
- Biodiversity net gain delivered through on-site enhancements and agreed off-site provision

The result is a residence that sits within its grounds rather than upon them.

## Technical Resolution & Build Readiness

This opportunity is offered with an exceptional level of technical certainty:

- All pre-commencement planning matters identified and scoped
- Ecology, biodiversity and arboricultural requirements resolved
- Access, drainage and highways strategy agreed in principle
- Renewable energy and sustainability measures integrated

A full RIBA Stage 4 Technical Design package is included, providing construction-ready drawings and coordinated design information to enable immediate tendering or commencement on site.

## Cost Certainty

- Fully costed specification
- Detailed contract sum prepared
- Clear visibility on build cost and delivery scope

This provides purchasers, funders and advisers with confidence and clarity from day one.

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ALL ENQUIRIES:



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A DEVELOPMENT BY:

# DUCALE

DEVELOPMENTS

## EXPERT DELIVERY, EXCEPTIONAL RESULTS

For purchasers seeking a clear and dependable route from acquisition to completion, Ducale Developments offers an established development management solution ideally suited to projects of this calibre. Acting as Development Manager, Ducale provides a fully coordinated delivery framework, drawing on a curated team of proven specialists experienced in ultra-prime residential construction. This includes access to a trusted main contractor and professional team accustomed to working at the highest levels of quality, discretion and cost control - offering buyers reassurance on programme, specification and outcome from the outset.

Equally important, the structure is deliberately flexible. A purchaser may elect to proceed with Ducale's turnkey delivery model, or alternatively bring their own preferred architect, contractor or professional advisers, with Ducale acting in an oversight and coordination role. This optionality broadens buyer appeal, allowing both hands-on clients and those seeking a managed solution to engage with confidence, while preserving control, transparency and clarity throughout the build process.

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