



MONARCH HOUSE
THE CROWN ESTATE

Oxshott



INTRODUCTION

Renowned for crafting exceptional homes in sought-after, inspiring locations, Ashgrove Homes brings its distinctive quality and meticulous attention to Monarch House, Oxshott.



Set within the prestigious Crown Estate, on a plot of just over half an acre, Monarch House offers a rare blend of heritage and contemporary design.

Surrounded by greenery and situated within one of Surrey's most sought-after locations, the residence is meticulously crafted to provide an exceptional standard of living, where timeless elegance meets modern refinement.

With outstanding transport connections, renowned schools, and an abundance of leisure amenities nearby, Monarch House presents more than just a home, it offers a lifestyle of sophistication, space, and tranquillity.

Monarch House



ABOVE
Facade and garages



DESIGN

Designed by the esteemed Studio Indigo, the interiors of Monarch House effortlessly blend heritage with contemporary elegance. Rich in historic character, the home retains its beautiful original features while embracing a refined, modern aesthetic. A carefully curated palette of warm whites, caramel accents, and deep chocolate brown flooring sets a sophisticated yet inviting tone, enriched by layered textures that exude comfort and quiet luxury.

With a focus on maximising space and flow, Studio Indigo has crafted interiors that feel both expansive and intimate, where timeless charm meets contemporary finesse, creating an elevated living experience in the heart of Surrey.



This luxury country house, set within a generous plot, is perfectly suited to refined 21st-century living. It offers a rare example of historic charm and proportion, combined with a high level of specification and the use of quality materials.

The principal elevations refer back to an earlier age of proportion and symmetry and lead internally to distinctive interiors with high ceilings and grand proportions. Clarity and logic are applied to the internal layouts, to create a sense of flow, with an emphasis on long vistas to frame internal and external views, eventually leading out to the garden facing elevations which have been designed with a contemporary twist.

These are all the hallmarks of the bespoke, fine and distinctive residences designed by Ashgrove Homes.



Simon Latner BA BArch, Director,
New Paradigm Architects



THIS PAGE
Staircase Hall





ABOVE
Drawing Room





ABOVE
Dining Room





ABOVE
Family Room / Kitchen





ABOVE
Swimming Pool





ABOVE
Principal Bedroom





THIS PAGE
Principal En Suite Bathroom

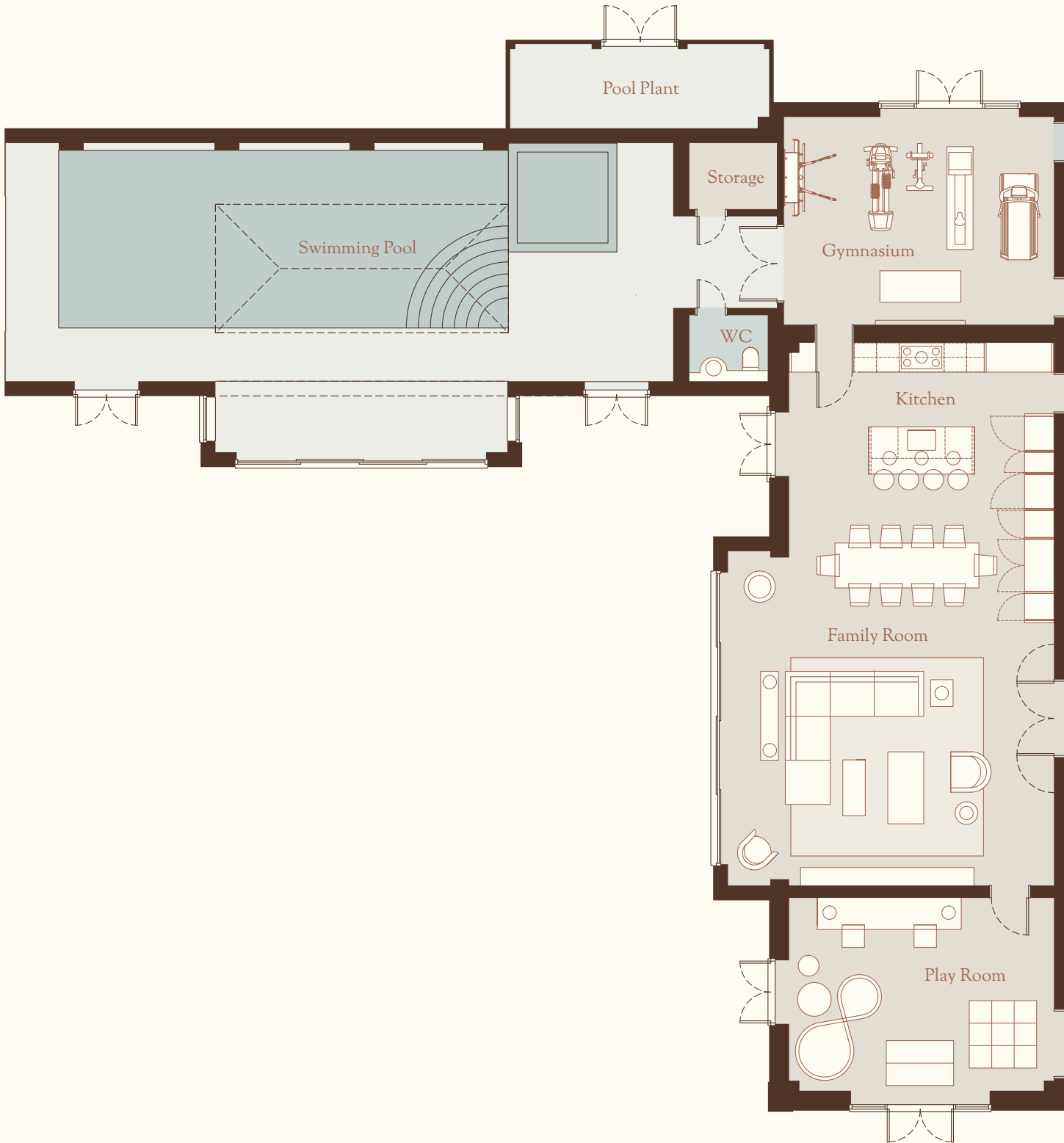




ABOVE
Facade and garden

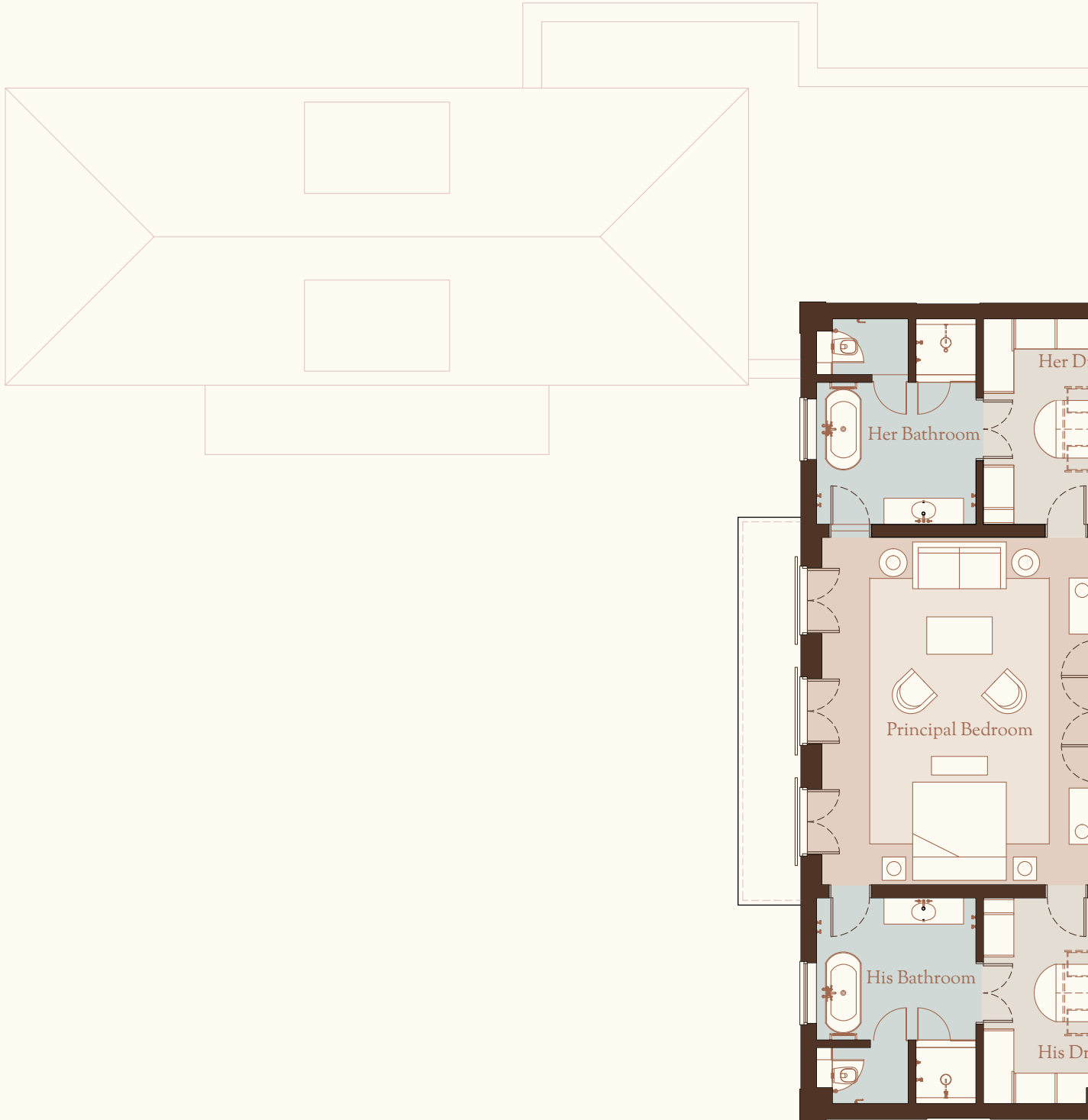


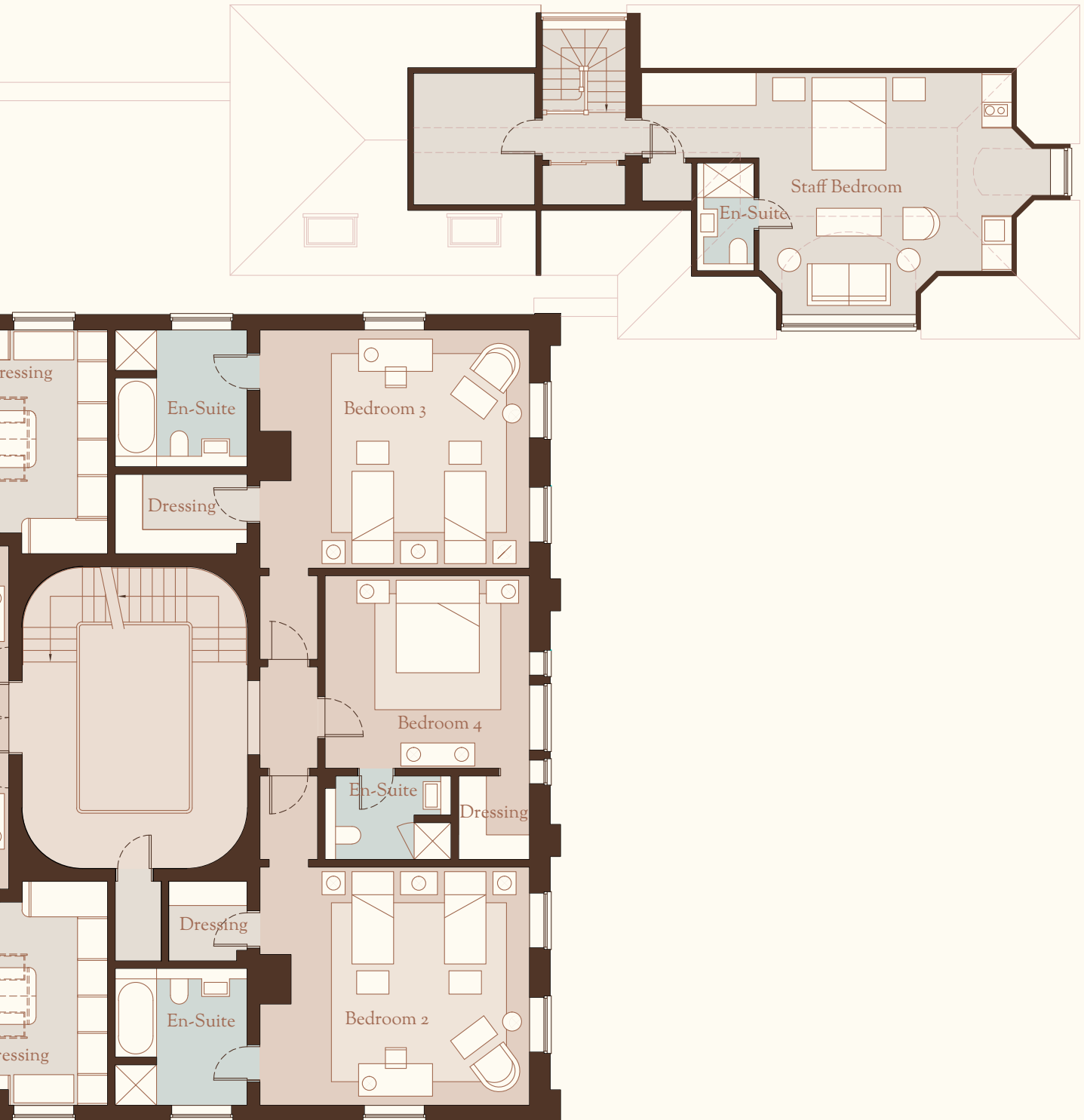
GROUND FLOOR



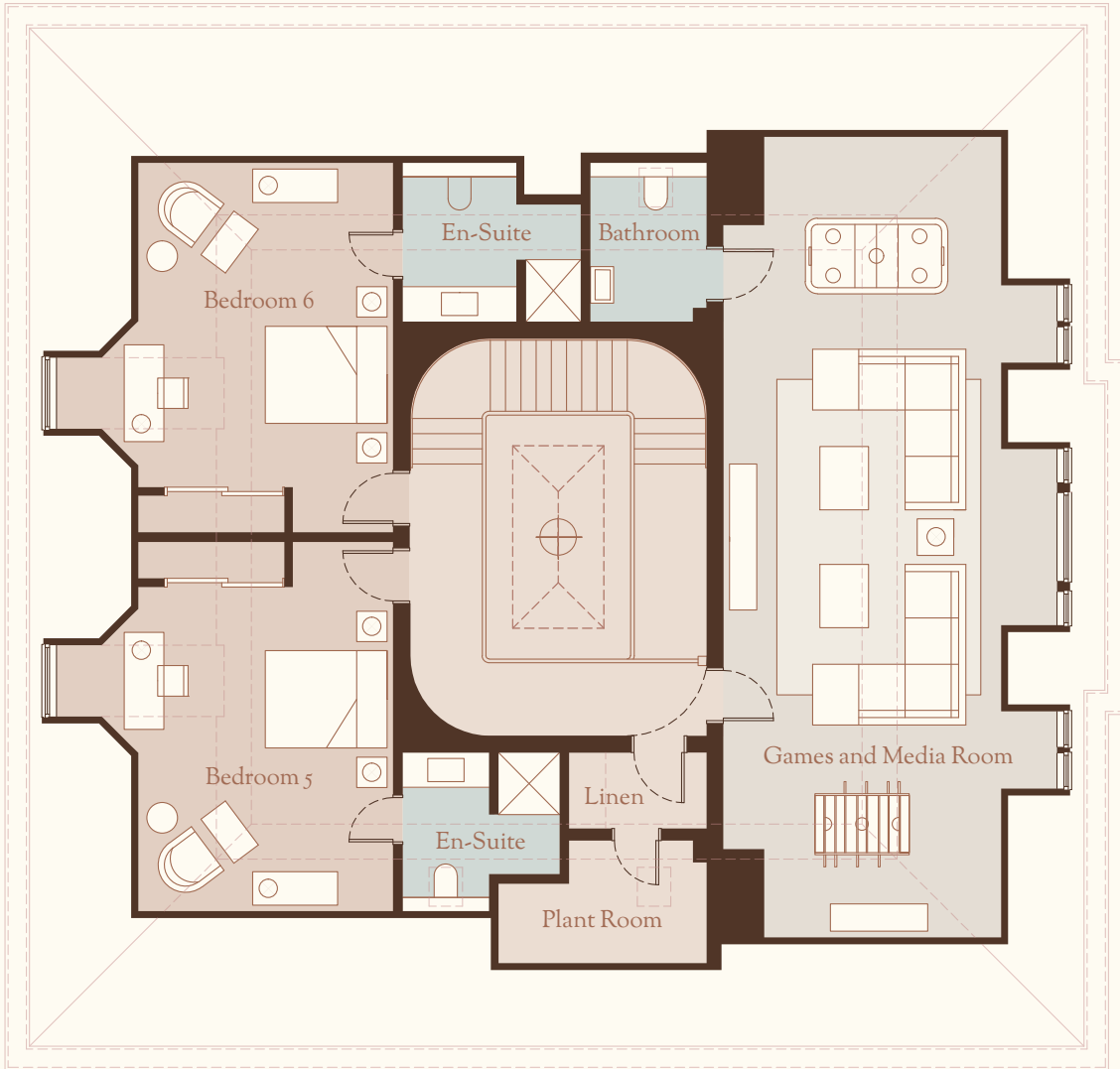


FIRST FLOOR



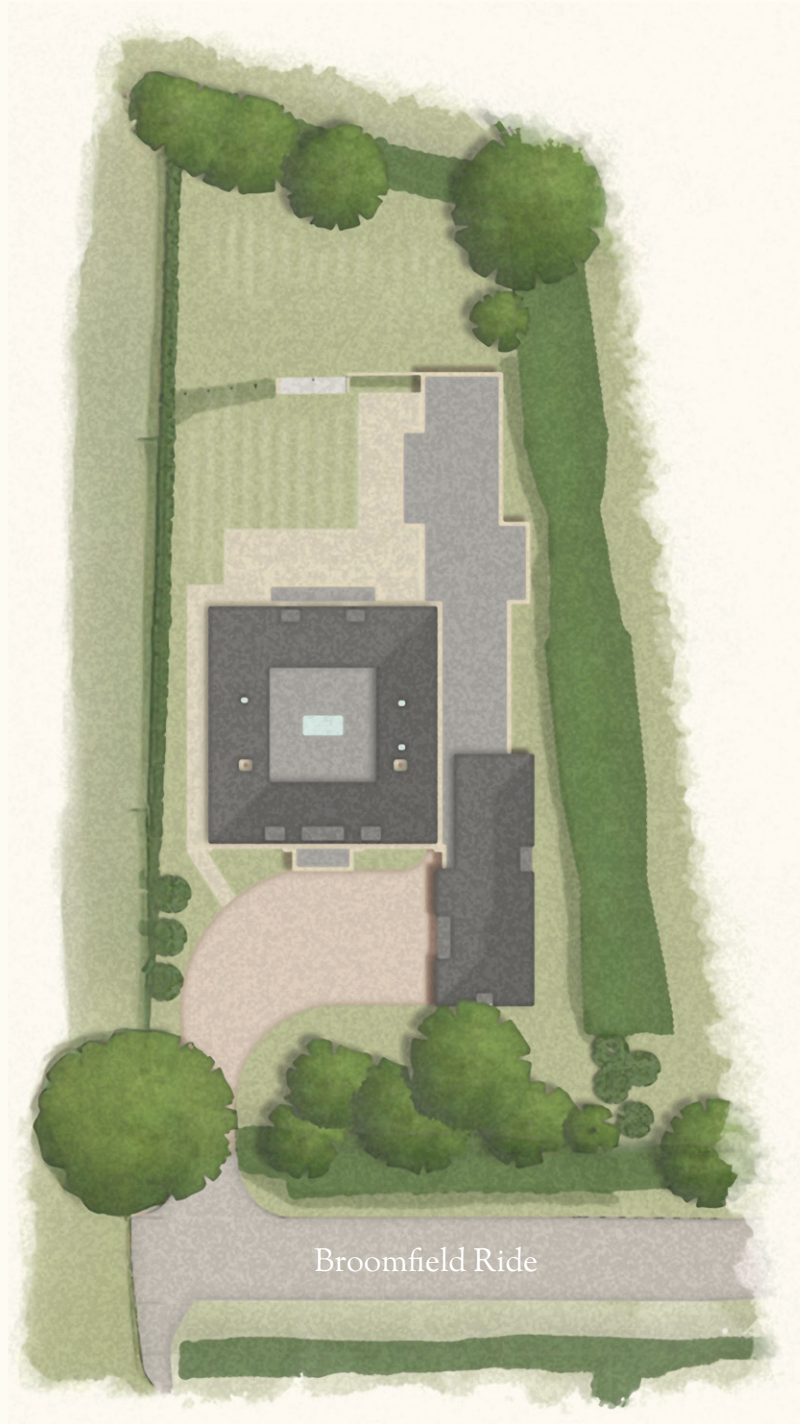


SECOND FLOOR



Total Gross Internal Area
10,929 sq ft / 1015 sqm

SITE PLAN



MONARCH HOUSE SPECIFICATION

GENERAL INTERIOR FINISHES

- Pale grey marble floor tiling to entrance lobby and staircase hall with feature brushed bronze inset trim and rich, chocolate brown timber border.
- Wall panelling to entrance lobby and staircase hall with classic Georgian cornice.
- Rich chocolate brown parquet flooring to drawing room and dining room.
- Wall panelling to drawing room and dining room with ribbed Art Deco cornice.
- Bespoke joinery to drawing room and dining room combining storage and open shelving.
- Marble fireplace surrounds to both drawing room and dining room equipped with Class 1 flues to accommodate all fireplace styles.
- Timber, wide plank flooring to the kitchen, family areas, study and gym.
- Porcelain floor tiling to the back of house areas and a technical porcelain floor tile to the pool area.
- Soft, neutral toned carpeting to bedrooms.
- Wide front door with smooth painted finish, enhanced with side panels and decorative top glazed section.
- Feature staircase with decorative metal balustrades and hardwood handrail.
- Solid core three panel internal doors lend a heavy, substantial feel with bevelled details and decorative mouldings. Ground and first floor doors stand at an impressive 2350mm with those on the second floor at 2110mm.
- Glazed internal doors to selected reception rooms mirror the solid door style, but incorporate glass infills to allow maximum light flow.
- Hardwood painted, sliding sash windows throughout.
- Generous ceiling heights of approximately 3m on the ground floor and 2.7m on the first floor and 2.5m on the second floor create a spacious, open feel throughout the house.
- Elegant, coffered ceilings enhance the kitchen/ family room.
- White painted skirting boards with complementary architrave.
- The principal bedroom suite, along with bedrooms 2, 3 and 4 feature fully fitted dressing rooms, complete with a bespoke array of hanging spaces, shelving, drawers and shoe racks, all softly illuminated by integrated LED lighting. Remaining bedrooms include integrated wardrobes.

KITCHEN AND UTILITY ROOMS, BATHROOMS AND CLOAKROOM

- Individually designed kitchen, laundry and boot room units by Wooden Heart Weybridge offer a choice between sleek contemporary or timeless traditional painted cabinets. These beautifully designed spaces are enhanced by marble work surfaces and splashbacks, generous island units and predominantly Miele appliances.
- The ground floor, front of house cloakroom exudes elegance with a stunning, inset vanity unit with stone countertop, creating a stylish, welcoming space for guests.
- Marble floor tiling to principal en-suite bathrooms.
- Gessi brushed bronze tap fittings to principal en-suite bathrooms with Duravit sanitaryware.
- A blend of porcelain and ceramic wall and floor tiles add texture to the remaining bathrooms.

ELECTRICAL INSTALLATIONS, SECURITY AND PEACE OF MIND

- The lighting design for each home will feature a mix of pendant light points, wall lights and picture lights, plus flush energy efficient LED ceiling downlights and inset floor uplights, creating versatile lighting options in every room. All controlled by a central lighting system with points wired and prepared for purchaser's choice; light fittings not supplied by Ashgrove.
- Each home is equipped with digitally compatible AV points throughout, featuring Cat6 data and will have internet ducting to enable seamless fibre broadband connectivity.
- A comprehensive security alarm system is installed for advanced protection with a video entry system linking the house to the entrance gates.
- Wiring for CCTV is installed at each corner of the property with connections terminated back to the AV hub, ensuring comprehensive security coverage.
- Mains powered smoke detectors are installed throughout the house, providing peace of mind.
- External lighting is installed to illuminate the house, pool complex and garage with additional ducting for garden lighting to enhance the outdoor ambiance.
- Light and power to garages with automated garage doors for security and convenience.
- Electric car charging point to garage area.

LEISURE SUITE

- 10m x 4m swimming pool with constant 1.35m depth featuring built in retractable cover.
- Six person jacuzzi/spa pool incorporated into the pool design.
- Sauna with feature glass front suitable for up to six people.
- Comfort cooled gym space.

HEATING AND INSULATION

- Underfloor heating is integrated throughout the house, powered by efficient air source heat pumps.
- Comfort cooling system installed to ground floor kitchen/breakfast/family area, playroom, gym, all first floor bedrooms and top floor accommodation providing flexibility to control and achieve optimum internal temperature.
- Electronic programming is provided for separate heating and hot water systems, offering customisable control.
- Solid concrete floors provide a robust foundation, while the internal walls are constructed with solid blockwork, offering enhanced sound insulation for a flexible and more peaceful living environment.

EXTERNAL FEATURES

- Bespoke entrance gates will open to the driveway, finished with block paving creating a soft, but refined aesthetic to the entrance.
- Gardens will be lawned and landscaped with paths and patio areas beautifully laid with Indian sandstone adding a natural, timeless charm to outdoor spaces.
- External taps are provided to both the front and rear of the house with external power sockets.



LOCATION

Oxshott is an affluent village offering a high standard of living, combining tranquillity with excellent connectivity. Its proximity to London, scenic landscapes like Oxshott Heath and Woods, and vibrant local amenities make it highly desirable.

The village retains its charm with independent shops and pubs while benefiting from key transport links. The A3 provides direct access to the M25 (Junction 10), with Heathrow and Gatwick airports reachable by car in approximately 30 and 40 minutes respectively. Farnborough airport can also be reached by car in approximately 45 minutes, via the A3. Oxshott railway station offers direct services to London Waterloo in around 35 minutes, with local bus routes connecting to Esher and Kingston.

Nearby leisure attractions include Sandown Park Racecourse, Chessington World of Adventures, Mercedes-Benz World, Brooklands Museum, and multiplex cinemas in Woking, Epsom, and Guildford.

Just a short drive away, the county town of Guildford offers excellent shopping and a vibrant cultural scene, with notable venues such as G Live and the Yvonne Arnaud Theatre hosting major performances.

For the golfers, Wisley, St Georges Hill and Beaverbrooks are all close by offering exceptional facilities.

LEFT

The Crown Estate

The Victoria

Surrey Hills Deli



ABOVE
Prince's Coverts

RIGHT
Esher High Street



Independent schools within a 10-mile radius:

Danes Hill School, Oxshott

A leading co-educational day preparatory school for children aged 2 to 13, situated on 55 acres of landscaped grounds.

Claremont Fan Court School, Esher

A co-educational independent school providing education from nursery through to sixth form, with a focus on academic excellence and character development.

Reeds School, Cobham

An independent day and boarding school for boys aged 11 to 18 and girls in the sixth form, known for its strong academic and pastoral support.

City Of London Freeman's School, Ashted

A co-educational day and boarding school for students aged 7 to 18, combining academic rigour with a wide range of extracurricular activities.

St John's School, Leatherhead

A co-educational independent school for students aged 11 to 18, providing a balanced education with a focus on personal growth.

Downsend School, Leatherhead

A co-educational preparatory school for children aged 2 to 16, emphasising a broad curriculum and preparation for senior school entry.

Feltonfleet School, Cobham

A co-educational day and weekly boarding preparatory school for children aged 3 to 13, set in 25 acres of grounds.

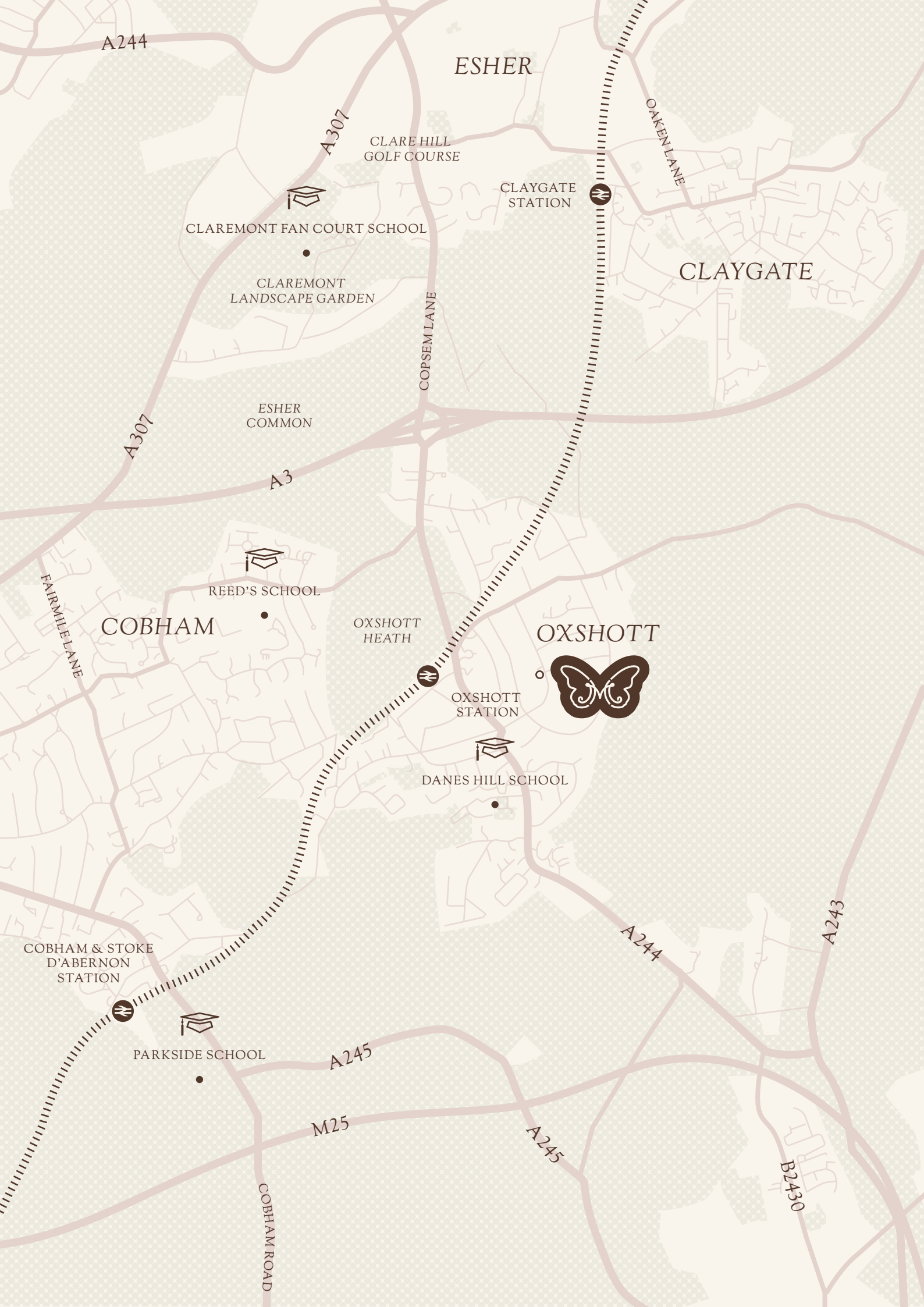
Cranmore School, West Horsley

A successful independent school with a strong emphasis on sport and music, providing education for children aged 2 to 13.

Parkside School, Cobham

Parkside School is a private preparatory school located in Cobham. Founded in 1879, it caters for boys aged 2 to 13 and girls aged 2 to 4 in the nursery section.

These schools offer diverse educational philosophies and environments, catering to various preferences and needs. For a comprehensive list of independent schools in Surrey, you can consult the Independent Schools Council directory.



A244

ESHER

A307

CLARE HILL GOLF COURSE

CLAYGATE STATION

OAKEN LANE

CLAREMONT FAN COURT SCHOOL

CLAREMONT LANDSCAPE GARDEN

CLAYGATE

COPSEM LANE

ESHER COMMON

A307

A3

REED'S SCHOOL

COBHAM

OXSHOTT HEATH

OXSHOTT

FAIRMIE LANE

OXSHOTT STATION

DANES HILL SCHOOL

COBHAM & STOKE D'ABERNON STATION

PARKSIDE SCHOOL

A245

A244

A243

M25

A245

COBHAM ROAD

B2430

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IMPORTANT NOTICE

These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form part of a contract or be a representation inducing any such contract.

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