



SELBOURNE

Ambleside, The Crown Estate

A luxury New Residence by Selbourne Estates



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Ambleside is an outstanding new residence of 7,200 square feet constructed to the highest standards by Selbourne Estates. The house sits in 0.6 acres and occupies a secluded position off Queen's Drive, one of The Crown Estate's premier roads.

Selbourne Estates specialise in bespoke and luxurious new build homes in Surrey. The in house design and delivery team has a long track record of creating beautiful homes with a focus on provenance and sustainability.

Ambleside has been built with exquisite craftsmanship, quality materials and a passion for traditional English architecture. The meticulous attention to detail is evident in the interior design and architecture, creating unique and sophisticated spaces that utilise modern technologies. Ambleside delivers contemporary heritage in a unique setting, built to stand the test of time.



EXTERNAL FEATURES

- Architecture inspired by the traditional English country house. Ambleside features hipped roofs, external cornicing, dormer windows, decorative window headers and intricate brickwork detailing
- Aluminium painted gutters and heritage sash windows
- High performance insulation
- Mature planting and hard landscaping with outdoor lighting



INTERNAL SPECIFICATION

- Meticulous interior architectural detailing including coffered ceilings, bespoke plaster cornicing, timber panelling and architraves
- Feature herringbone oak flooring in Hallway, Living Room and Kitchen and engineered oak flooring throughout Ground, First and Second floors
- Feature fireplace with stone surround
- Bespoke fitted joinery to dressing room areas
- Custom vanity units with integrated lighting and stone
- MVHR System (Mechanical Ventilation) providing fresh filtered air
- Integrated air conditioning to First and Second floors
- Air source heat pump system supplying underfloor heating





KITCHEN & BACK OF HOUSE

- Bespoke Kitchen with full height cabinetry handcrafted in Surrey
- Feature stone counter worktop
- Underlit waterfall edge kitchen island
- Integrated Miele appliances
- Quooker boiling water tap and water filter
- Interconnecting Chef Kitchen and Pantry with temperature controlled wine fridge
- Fully panelled Boot Room with butler's sink and Miele laundry facilities





SECURITY

- External CCTV, video entry system and Banham intruder alarm
- Panic alarms
- Banham security front door
- Private electric gates linked to Crestron Home system

TECHNOLOGY SPECIFICATION

- Fully CAT 6A networked with Crestron Home system
- In built speakers to Study, Living Room, Dining Room, Principal Bedroom and surround sound to Family Room
- Media connection sockets to all bedrooms and living spaces
- Crestron wall panels for Kitchen and First Floor landing including access to security system

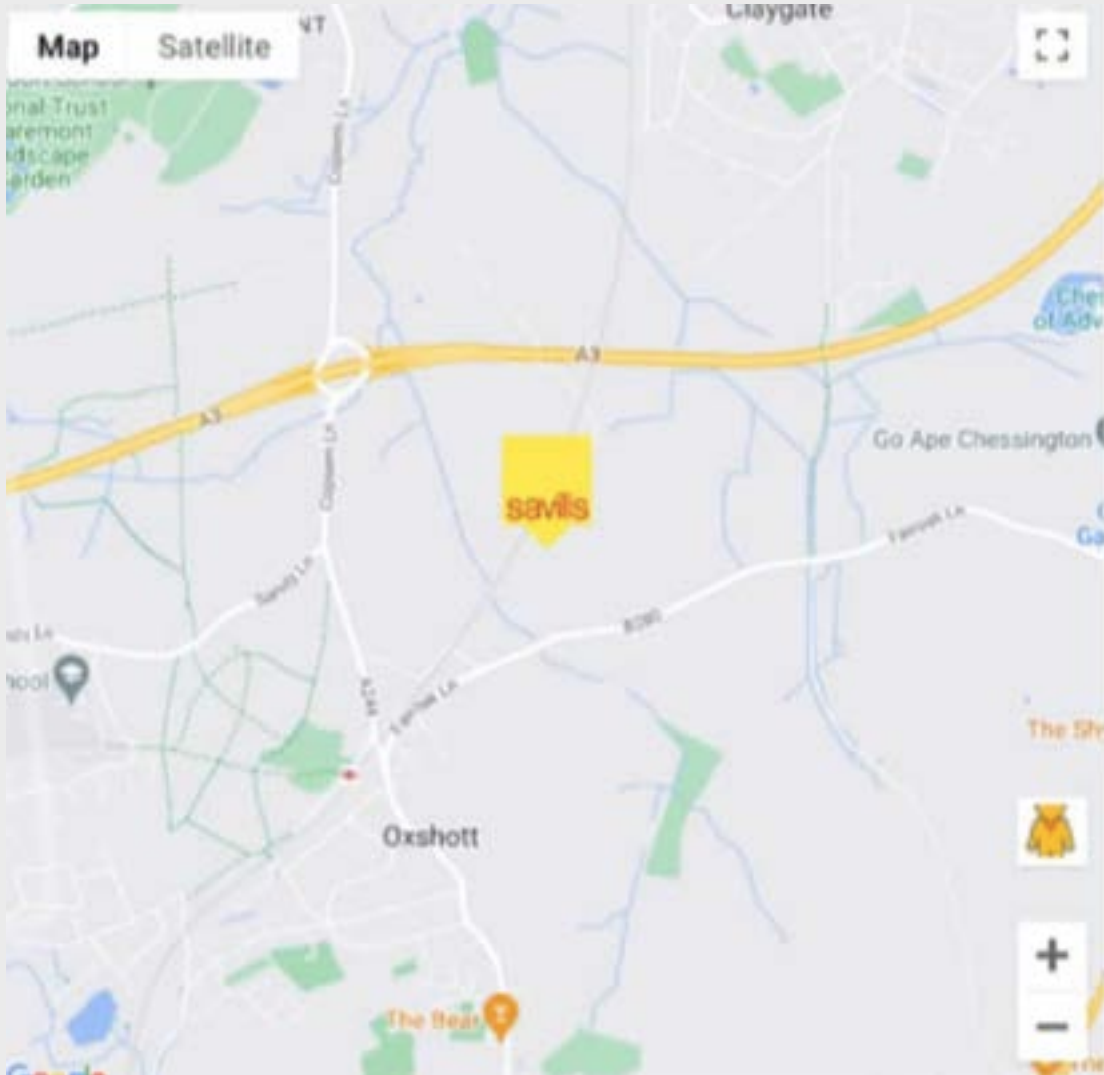








LOCATION



Ambleside is located on the prestigious Crown Estate, synonymous with some of the area's most exclusive addresses. Ideally positioned between the lush countryside of the Surrey Hills and the outskirts of London, Oxshott has the feel of a rural village but the style and sophistication of a chic city suburb.

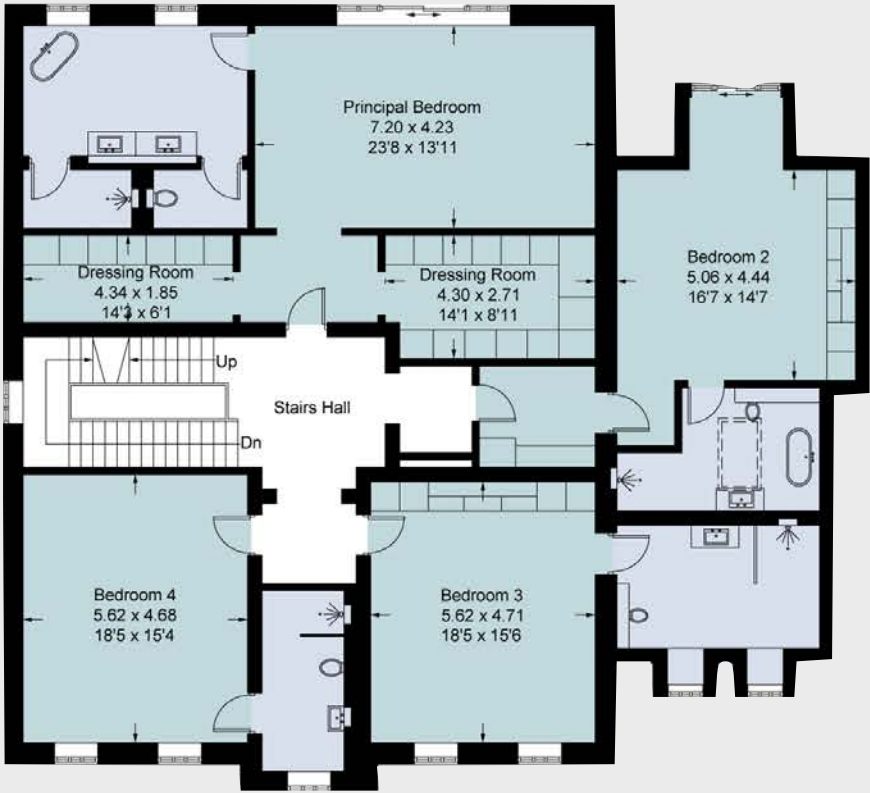
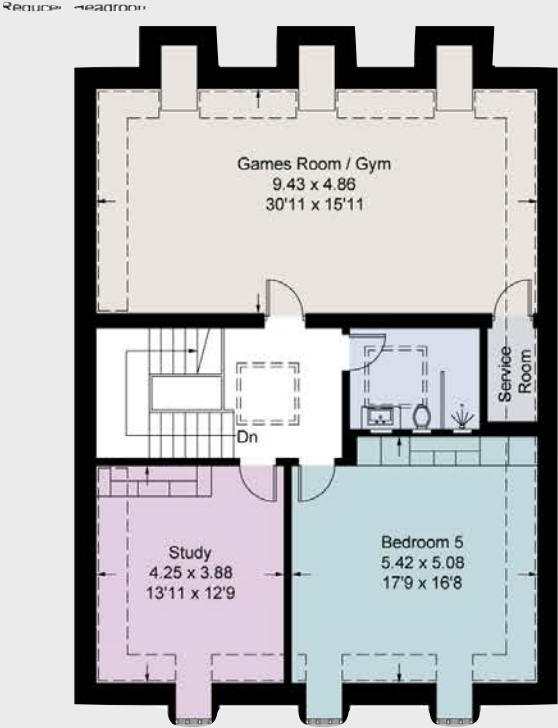
Road and rail links are outstanding. The A3 offers a direct route to London and the M25, whilst the mainline station of Oxshott offers a fast and direct route to London Waterloo in approximately 35 minutes.

Shopping facilities in the area are extensive. Oxshott village can easily cater for day to day needs whilst Esher and Cobham have a wider range of shops, boutiques and restaurants.

There is an excellent range of private schools in the area such as ACS International School, Reeds, Notre Dame, Danes Hill and St John's. Sporting and recreational activities in this vicinity are exceptional, with golf at St George's Hill and The Wisley. There is racing at Sandown, Royal Ascot and Epsom Downs, and walking and riding on Oxshott Heath.

AMBLESIDE FLOORPLAN

Approximate Gross Internal Area = 662.4 sq m/ 7130sq ft





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Development | Construction | Interiors

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