



LEYS ROAD

CROWN ESTATE, SURREY

A SPECTACULAR BRAND NEW  
HOME IN THE HEART OF THE  
CROWN ESTATE MEASURING  
ALMOST 13,000 SQUARE FEET  
OF ACCOMMODATION



8 LEYS ROAD is a unique brand new residence built by McLaughlin & Mumm Signature Homes to the highest standards in one of Surrey’s most sought-after private estates. Affording the ultimate in luxury family living and offering a superb balance of both formal and relaxed living spaces, 8 Leys Road is a perfectly designed family home. A particularly outstanding feature of the house is the exceptional lower ground floor, the first of its kind within the estate that provides the ultimate spa and entertainment suite.





ONE OF SURREY'S MOST  
SOUGHT-AFTER PRIVATE ESTATES





A PERFECTLY DESIGNED  
FAMILY HOME





A SUPERB BALANCE OF BOTH  
FORMAL AND RELAXED  
LIVING SPACES







THE LIGHT-FILLED DINING ROOM  
CAN COMFORTABLY ACCOMMODATE  
ALL OF YOUR GUESTS



13

ALMOST 13,000 SQUARE FEET

8

RECEPTION AREAS

6

BEDROOMS

3

FLOORS

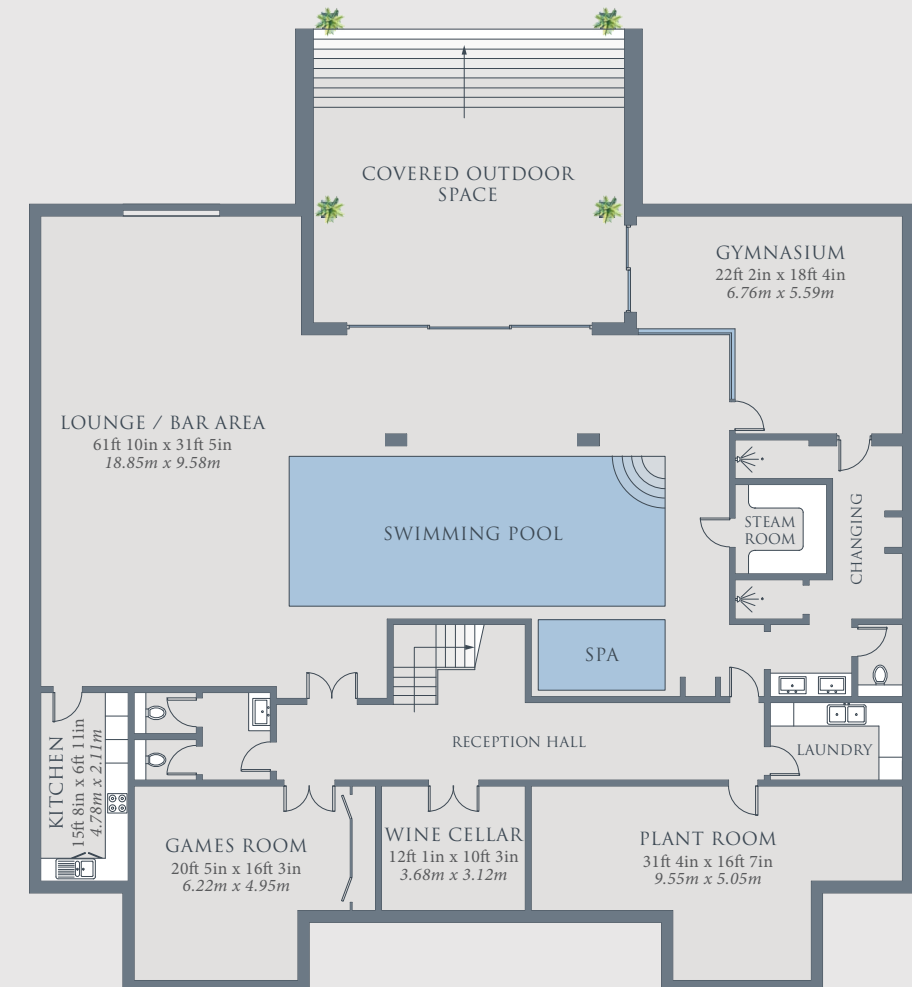
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OF A KIND

## LOWER GROUND FLOOR

At lower ground floor level extensive leisure facilities can be found. The staircase from the entrance hall leads to a wine room, swimming pool, steam room, spa, pool bar, changing rooms, gym and kitchen. Sliding doors run across the rear of the pool room giving access to a lower terrace and steps to the garden.

380.8 SQ.M / 4099 SQ.FT



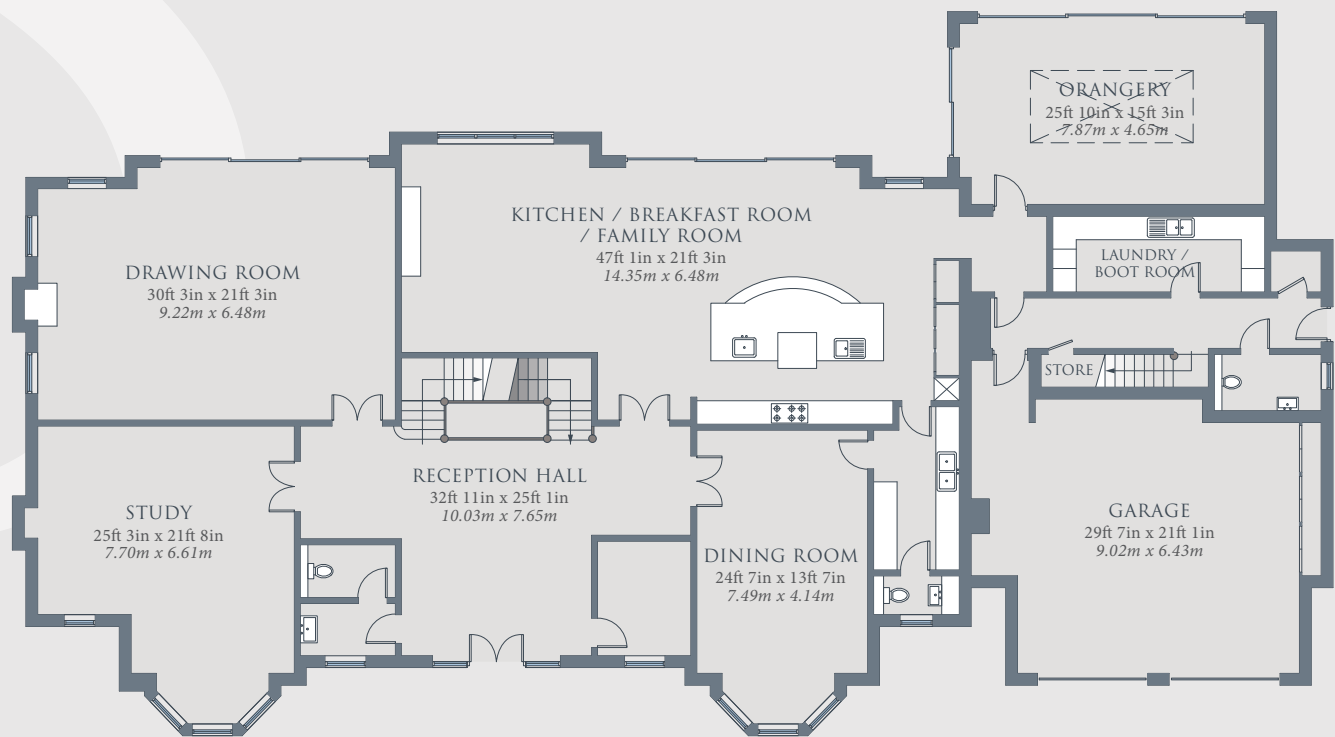
## GROUND FLOOR

The oversized double front doors open into an impressive entrance hall which features a marble floor, stunning chandelier, sweeping staircase and garden views. Adjacent to the hall is a private study with fireplace and a southerly aspect.

The ground floor has ample formal entertaining space including a spacious drawing room as well as a dining room that can comfortably accommodate all of your guests. The dining room has a separate butler's servery.

A fabulous kitchen by Mark Wilkinson and a large, open plan family room with panoramic sliding glass doors offer informal living space. The doors provide garden access and integrate these rooms with a beautiful 32 meter wide terrace. A sunny Orangery completes this light filled family area. The house also enjoys an oversized garage for two cars and several utility areas.

448.5 SQ\_M / 4828 SQ\_FT



## FIRST FLOOR

On the first floor there are four substantial secondary bedroom suites plus a large master bedroom suite with his and hers bath/shower rooms and dressing room. There is also a large separate staff apartment, accessed from a rear staircase, providing private accommodation that includes kitchen, living/dining room and bedroom.

377.6 SQ\_M / 4064 SQ\_FT



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3".



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## 36 MINUTES *to* LONDON

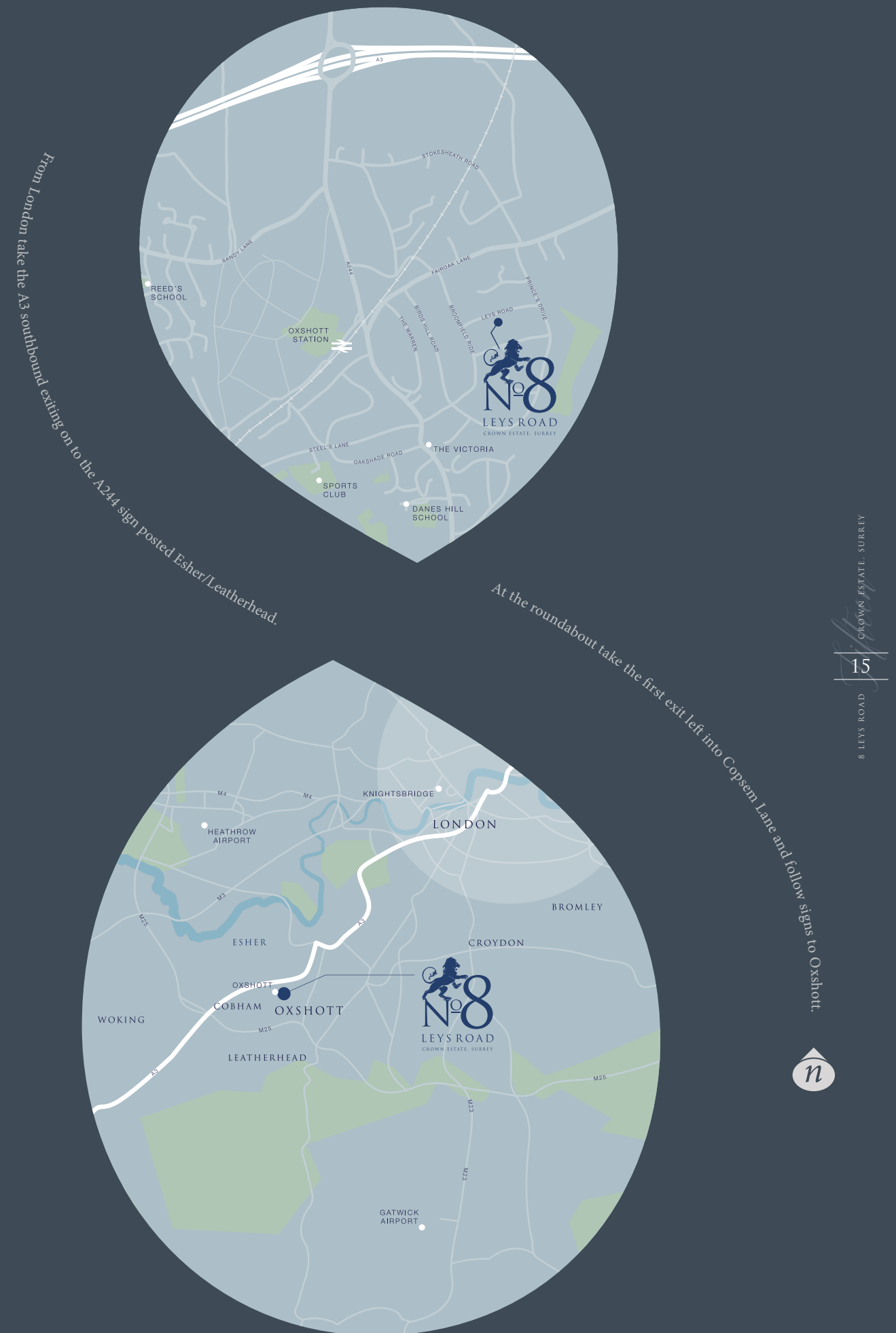
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From London take the A3 southbound exiting on to the A244 sign posted Esher/Leatherhead.  
At the roundabout take the first exit left into Copsem Lane and follow signs to Oxshott.

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Cross over the railway bridge by Oxshott train station and on approaching Oxshott Village, take the left hand turn into Birds Hill Rise (Crown Estate). At the mini roundabout proceed straight ahead, then take your second right hand turn in to Leys Road. Number 8 will be found half way along on the left hand side.







8 LEYS ROAD IS LOCATED ON ONE OF THE PRIVATE ROADS THAT MAKE UP THE PRESTIGIOUS CROWN ESTATE. THE ESTATE, ONCE THE PROPERTY OF THE CROWN, IS NOW SYNONYMOUS WITH SOME OF THE AREAS MOST EXCLUSIVE ADDRESSES. 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 (journey times from 36 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 a wide choice of outstanding schools in the area such as ACS International School, Danes Hill, Reed's School and St Johns Leatherhead which are all close by. Other schools include Charterhouse, St George's and Wellington School.

Sporting and recreational activities in this vicinity are exceptional: golf at Queenwood, St George's Hill and The Wisley. Racing at Sandown, Royal Ascot and Epsom Downs. Polo at Guards polo club in Windsor Great Park and walking and riding on Oxshott Heath.



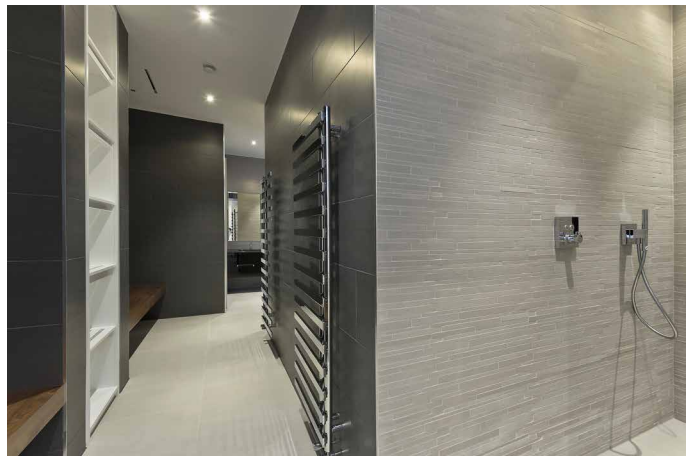
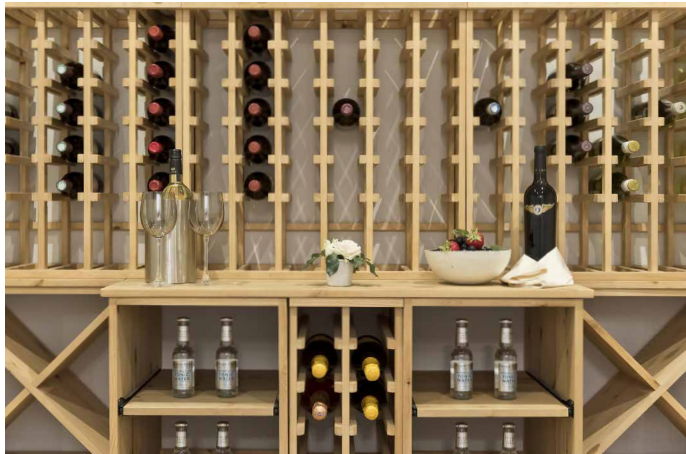


A FABULOUS KITCHEN BY  
MARK WILKINSON WITH LARGE  
OPEN PLAN FAMILY ROOM





THE 1ST OF ITS KIND  
WITHIN THE ESTATE THAT  
PROVIDES THE ULTIMATE SPA  
AND ENTERTAINMENT SUITE







THE ULTIMATE IN LUXURY  
FAMILY LIVING



# *Specification*

- ❖ MARK WILKINSON  
ENGLISH CLASSIC KITCHEN
- ❖ BESPOKE JOINERY THROUGHOUT
- ❖ MIELE AND GAGGENAU APPLIANCES
- ❖ ITALIAN CHANDELIER LIGHTING
- ❖ JERUSALEM GREY MARBLE FLOORING
- ❖ POLISHED PLASTER FEATURE WALLS
- ❖ HAVANA OAK TIMBER FLOORING
- ❖ MARBLE HILL FIREPLACES
- ❖ SCHUCO SLIDING DOORS
- ❖ KNX AND CONTROL4 HEATING,  
COOLING, AUDIO AND VISUAL  
CONTROL SYSTEM
- ❖ PHOTOVOLTAIC SYSTEM
- ❖ WHOLE HOUSE UNDERFLOOR HEATING
- ❖ WHOLE HOUSE COMFORT COOLING
- ❖ HANSGROHE AND GEBERIT BATHROOM  
FITTINGS
- ❖ ITALIAN BATHROOM TILES
- ❖ BEAUTIFULLY LANDSCAPED GARDENS  
WITH WATERING SYSTEM
- ❖ AUTOMATED GATES
- ❖ CCTV







BEAUTIFULLY  
CREATED INTERIORS





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Particulars, photographs and plans dated: August 2016.

ACKNOWLEDGMENTS

Brochure Design: [www.urban3d.net](http://www.urban3d.net)

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ENERGY PERFORMANCE CERTIFICATE

