Burleigh House
Commanding new country house in idyllic parkland setting

Ground Floor
- Galleried Reception Hall
- Cloakroom
- Drawing Room
- Dining Room
- Study
- Kitchen/Breakfast/Family Room with Morning Room
- Utility Room
- 2nd Cloakroom with shower

First Floor
- Master Suite with Bathroom
- Shower/Steam Room
- Two Dressing Rooms
- Guest Suite with Bathroom and Dressing Room
- Four further en suite Bedrooms

Second Floor
- Gymnasium
- Changing Room with Steam/Shower Room
- Games/Media Room

Staff Accommodation
- Living/Bedroom
- Kitchen
- Shower Room

Gardens & Grounds
- Three Car Garaging
- Landscaped Formal Gardens
- Parkland
- Woodland
- Terraces
- In all about 3½ Acres

Additional Information
- Gross internal area in excess of 9,000 sq ft
- Planning permission granted for a Leisure Complex of an additional 4,000 sq ft
DESCRIPTION

Burleigh House is a sophisticated, welcoming house, designed in the style of a traditional English country residence. Warm red brick elevations with elegant bay windows are offset with natural stone work and the house is capped by clay roof tiles. It is rare to find a new property of this calibre so close to London with such large grounds.

The accommodation flows naturally between informal and formal entertaining areas and is perfectly arranged to suit modern family living. From the light, airy reception hall to the sumptuous master suite, every detail has been exquisitely executed. The generously proportioned rooms are complemented by full height doors, plaster cornicings, tall skirting boards and detailed door and window architraves.

SPECIFICATION

- Under floor heating to all floors (excluding staff flat)
- Air conditioning to all the principal rooms
- Lutron lighting control
- Selective LED lighting
- Video entry system
- Wired for CCTV
- Security lighting
- Miele appliances
- Hans Grohe bathroom fitments
- Irrigation system to the formal lawns and plant borders
- Wired for multi-room audio
- Air source heat pumps
Accommodation

Ground Floor

The reception hall is light and bright with natural light from the roof lantern and views through to the rear garden. Porcelain floor tiles complement the walnut handrail of the hand-built sweeping staircase. To the right of the hallway the ambulatory leads to the coats cupboard, panelled cloakroom and large study with a door leading out to a western facing terrace. The grand split-level drawing room has a limestone fireplace and access out to the south terrace. The panelled dining room opens onto the south terrace and is ideal for entertaining as it interconnects with the drawing room.

The large kitchen area is carefully designed to divide into separate living areas offering plenty of space for informal entertaining and relaxing. The fully fitted kitchen has modern integrated appliances and accesses the utility room, which also has a further cloakroom and shower/wet room. The family area has a limestone fireplace and doors leading out to the south terrace and gardens. There is a breakfast/informal dining area with doors to the eastern terrace and the glazed morning room enjoys access to and views across the rear gardens.

First Floor

The bespoke staircase leads to a light, galleried landing. The master bedroom enjoys views across the rear gardens and has a luxurious en suite bathroom with adjoining dressing room, plus a gentleman’s en suite shower & steam room and dressing room. The guest room has lovely views over the rear garden and has an en suite bathroom and dressing room. There are four more generous bedrooms all with en suite shower rooms.

Second Floor

This floor enjoys an abundance of natural light with glass walls and roof lanterns. The glass walled gymnasium is spacious and there is also a changing room with a shower/steam room. The games/media room has a glazed wall and is pre-wired for multiple uses, subject to personal requirements.

Staff Accommodation

This self contained apartment has its own entrance door and staircase. There is a generous bed/sitting room, kitchen and en suite shower room.
Burleigh House is located in the heart of prime Surrey, near to the centres of Weybridge and Cobham. Approached by a 200m private gated lane, this dramatic new property is located close to all major transport links including central London but offers seclusion and a semi rural outlook.

Previously part of the Guinness family’s country estate, the original Burhill manor house is now an exclusive Golf Club. Burleigh House enjoys views towards the fourth fairway of the Old Course.

With a balance of town and country living this part of Surrey is renowned for offering the best quality of life in England. The many local leisure pursuits include challenging golf courses including Burhill, St George’s Hill, Queenwood, Wisley, Sunningdale, Wentworth, Coombe Hill, Walton Heath and Worplesdon. Racing is available at world famous Ascot, as well as at Sandown Park, Epsom and Windsor. Polo can be enjoyed at Guards Polo Club and The Royal Berkshire Polo Club. There is also a good choice of horse riding and shooting locally.

In addition championship tennis at The All England Lawn Tennis Club in Wimbledon, rowing at Henley with its Regatta and international rugby at Twickenham are all within an hour’s drive. Hampton Court, Wisley RHS Gardens and Painshill Park also offer a taste of English history and all have beautiful garden walks.

St George’s Hill Lawn Tennis Club is within a mile and as one of the foremost racquet sports clubs in England offers 30 grass and all weather courts, two indoor courts and four squash courts. There is also a 20 metre indoor swimming pool, well equipped gymnasium and restaurant with lakeside bar.

Burleigh House is within easy reach of some of the best English and International schools in the UK including ACS International, Eton, Harrow, Wellington College, St Pauls, Royal Grammar School Guildford, King’s College Wimbledon and Lady Eleanor Holles.

Central London is only 23 miles by road, or 25 minutes by train. The motorway network is within 2.5 miles, Heathrow Airport is less than 14 miles and additionally the excellent private airport at Farnborough is 26 miles away.

There is local shopping in Weybridge and Cobham, plus a more comprehensive choice at Kingston upon Thames and Guildford. There are plenty of places to eat locally, ranging from country pubs to Michelin star restaurants.
The house is approached via a gated 200 metre private drive which has been sympathetically landscaped. Burleigh House is secured by a further set of oak gates, which open to the large driveway and courtyard offering ample parking.

A stone terrace surrounds the house and is accessed from all of the principal reception rooms, affording al fresco entertaining and dining. Mature planting ensures Burleigh House is secluded but enjoys views across the landscaped gardens and parkland.

To the rear of the house is a gently rolling lawn with a southerly aspect which opens out to 2½ acres of grass parkland and a woodland copse which adjoins the golf course.

Weybridge 2 miles  •  Cobham 3 miles  •  Central London 23 miles  
Heathrow Airport 13 miles  •  Farnborough Airport 26 miles  •  
A3 2 miles  •  M25 (junction 11) 3 miles  
Walton on Thames Station 2 miles  
(London Waterloo by train from 26 minutes)

(All mileages & times are approximate)
Viewing

Strictly by appointment. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Important Notice

The joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. JT015042