

MOUNTGRANGE
HERITAGE



Heath House Road, GU22

£6,500,000 Freehold

An extraordinary house with beautiful grounds extending to 2.9 acres backing onto Worplesdon Golf Course. The property offers superb living and entertaining space which includes a cinema and games room. There is fully-equipped gymnasium and hot yoga room in the main house as well as a tennis court and swimming pool in the grounds. A self-contained annexe with one bedroom is available for staff. The house benefits from air conditioning, CCTV and a Crestron home automation system. There is off-street parking for a minimum of eight cars.

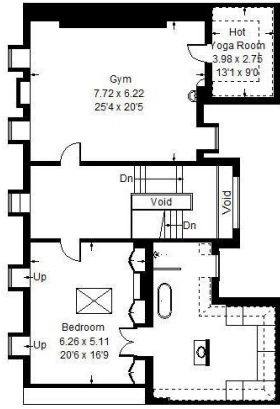
6 Bedrooms | 5 Reception Rooms | 7 Bathrooms

Hampton Manor, GU22

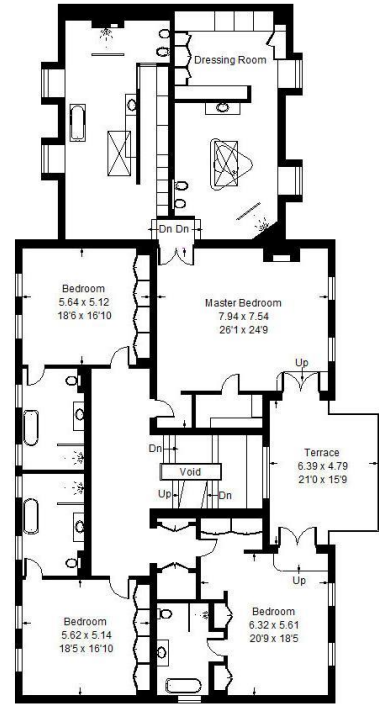
Approx. Gross Internal Area = 896.6 sq m / 9651 sq ft
 (Excluding Void)
 Annex = 96.7 sq / 933 sq ft
 Total = 993.3 sq m / 10584 sq ft



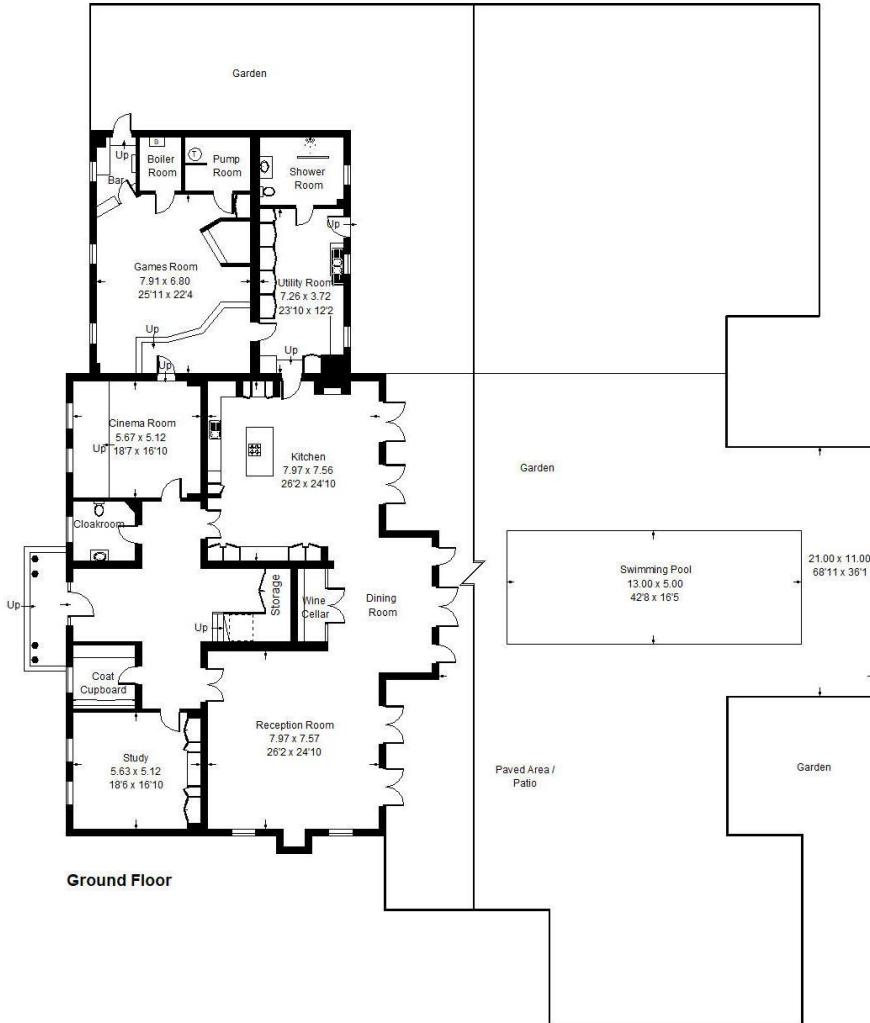
--- = Reduced headroom below 1.5 m / 5'0"



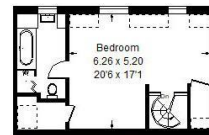
Second Floor



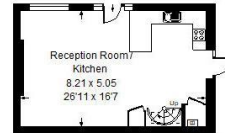
First Floor



Ground Floor



Annexe - First Floor



Annexe - Ground Floor

(Not Shown In The Actual Location)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

IMPORTANT NOTICE

Mountgrange Heritage and their clients 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 Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.