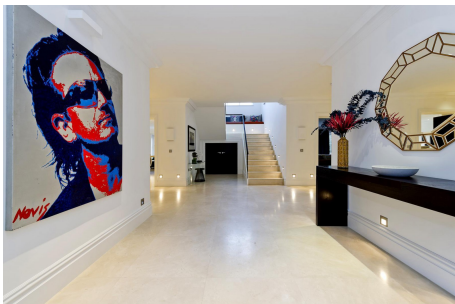




MOUNTGRANGE
HERITAGE



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.

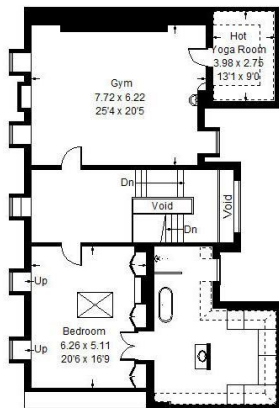
6 Bedrooms | 5 Reception Rooms | 7 Bathrooms

Hampton Manor, GU22

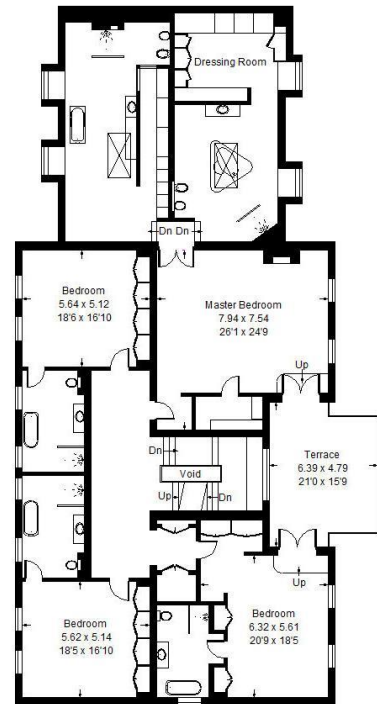
Approx. Gross Internal Area = 896.6 sq m / 9651 sq ft
(Excluding Void)
Annex = 86.7 sq / 933 sq ft
Total = 983.3 sq m / 10584 sq ft



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



Second Floor



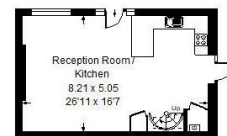
First Floor



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.

Energy Performance Certificate



Heath House Road, WOKING, GU22 0QU

Dwelling type: Detached house
Date of assessment: 16 October 2019
Date of certificate: 17 October 2019
Reference number: 8696-9466-9729-8796-3013
Type of assessment: RdSAP, existing dwelling
Total floor area: 852 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 11,004

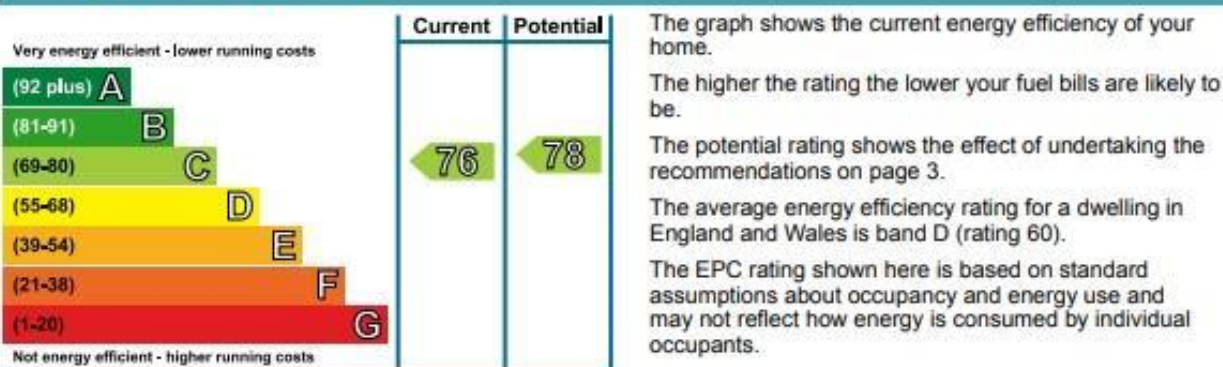
Over 3 years you could save £ 300

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 1,098 over 3 years	£ 732 over 3 years	
Heating	£ 9,450 over 3 years	£ 9,516 over 3 years	
Hot Water	£ 456 over 3 years	£ 456 over 3 years	
Totals	£ 11,004	£ 10,704	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£250	£ 303
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 966

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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.