



SARACENS

Surrey





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London 34 miles ♦ Guildford 5 miles ♦ Woking 3 miles ♦ Woking station to London Waterloo from 25 mins
(Distances and time approximate)

Unsurpassed quality

Accommodation and amenities

Reception hall ♦ Drawing room ♦ Dining room ♦ Sitting room ♦ Study ♦ Kitchen/breakfast room ♦ Garden room with secondary kitchen
Utility room ♦ Wine cellar ♦ Cinema room ♦ Master bedroom suite with dressing room ♦ 5 further bedrooms (3 with ensuite bathrooms)
Family bathroom ♦ Library ♦ Study ♦ Ironing room ♦ Gym ♦ Tower rooms

Loggia with kitchen and shower room/changing room ♦ Swimming pool ♦ Exquisite professionally landscaped gardens

Housekeeper's Cottage ♦ Garaging ♦ Greenhouse ♦ Gardener's room ♦ Plant room

For Sale Freehold

Square footages:

House 9,698 sq ft (901 sq m)

Loggia 1,195 sq ft (111 sq m)

Staff cottage 818 sq ft (76 sq m)

In all about 1.91 acres (0.76 hectares)

Viewing by appointment only



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Surrey

Saracens occupies a superb location, enjoying the best of both worlds with a secluded and private setting yet with ideal commuter links. The property is only 34 miles from central London and has excellent access to the capital by road and rail.

The property is about 3 miles from the town of Woking which has a wide range of shops providing the convenience for all one's day to day needs. A wider selection of fashion, comparison and convenience shopping can be found in Guildford about 5 miles to the south. Both Woking and Guildford are home to an extensive array of recreational facilities and the transport infrastructure in the area is excellent with road and rail connections all within easy reach. The A3 and M3 provide access to London and the south coast and J11 of the M25 is approximately 9 miles away giving access to the national motorway network and London's international airports, Heathrow and Gatwick. The rail service from London Waterloo to Woking offers 3 main lines and thereby a frequent service with a journey time of only 25 minutes.

The area is renowned for its schools for all ages, all within easy driving distance. There are a number of local sporting facilities which include golf at nearby Woking Golf Club, Worplesdon Golf Club, West Hill Golf Club and Sutton Green Golf Club. The surrounding area is well-known for its excellent network of bridleways and footpaths and offers many other opportunities for country pursuits. There are tennis clubs at Worplesdon and Hook Heath as well as racing at Ascot, Windsor and Sandown.







Saracens

Saracens is a rare and quite possibly unsurpassed illustration of what is possible when renovating a character property to the very highest standard. The current owners have comprehensively refurbished the property, both internally and externally, and their meticulous attention to detail is clearly apparent in every feature of this remarkable property.

Saracens was built in 1901 by William Frederick Unsworth for W Sidney Harrison, a solicitor. Unsworth was a noted Elizabethan architectural specialist who also designed the Shakespeare Memorial Theatre in Stratford-upon-Avon in 1879 which was destroyed by fire in 1926. The property featured in the Royal Academy Architectural Exhibition in 1901. The house was subsequently separated into two wings and the present owners bought one wing in 1995 and the second wing in 2001, at which point the house was combined back into one. This signalled the start of the comprehensive refurbishment programme.

Almost every room has its own particular feature and has been designed to encapsulate the house's special character. Each and every room has a wonderful outlook over the gardens. The house has been redecorated to the highest specification and includes a blend of period detail such as leaded light windows, herringbone and parquet flooring and panelled walls with contemporary design features such as Lutron lighting, multi-room audio and Viking and Wolf appliances.





There are fine reception rooms, which lead off the impressive Reception Hall. Of particular note are the panelled Drawing Room with its striking fireplace, the well-proportioned Dining Room and the exceptional Garden Room which opens onto the swimming pool terrace and is fitted with its own kitchen with granite surfaces, tumbled limestone flooring and Aga. There is also a Main Kitchen/Breakfast Room in the centre of the house which forms the heart of the home.

The first floor bedroom accommodation is reached via the distinctive principal staircase with parquet treads and carved oak banisters. The master bedroom suite is situated at the southwest corner of the house and has a spacious ensuite bathroom/dressing room and separate shower room. Also on the first floor, there are 4 further good-sized bedrooms, 2 with ensuite bathrooms, and 1 family bathroom, as well as a study and an elegant library.



There is access to a large decked balcony on the north east corner of the house, indisputably a wonderful vantage point from which to enjoy the morning sun and soak up the aesthetics of the garden below.

The second floor accommodation is made up of a further spacious bedroom suite and sitting area and, via an alternative spiralling wood staircase, there is a superb gymnasium. This staircase continues up to the Nuremburg Tower rooms.

The lower ground floor exudes quality with a superb cinema room and a 34-bin wine cellar. A limestone-paved tunnel leads to the stylishly-finished 4-car Garage.







Gardens

The gardens at Saracens are undeniably flawless and have been professionally designed, built and planted to a very high standard. Saracens has recently received the accolade of being chosen for the 2010 National Garden Scheme.

The garden is meticulously planned to provide a variety of styles and “rooms” and offers stunning outlooks from every vantage point. There is a wealth of mature specimen trees as well intricately designed flower beds, borders and espaliered trees of a quality rarely seen. The designer and the owners have created a masterpiece of flowing scenery from orchards with apple, cherry, plum, peach and nectarine trees (34 in total) and wild flower meadows to raised seating areas and cobbled pathways that meander from one scenic area to the next. To illustrate the lengths gone to, there is wrought iron skirting on many flower beds and all fruit trees are labelled.

The centrepiece of the garden is a stunning water feature, an 85-metre long rill, that cascades from the top of the garden to the two reflecting ponds below. The formal gardens close to the house are laid to lawn and interspersed with herbaceous borders with a magnificent Sequoia as the focal point.

Adjacent to the house is a heated infinity-edged swimming pool which is ideally placed to capture the sun for most of the day. Beyond the pool is a discreetly positioned hot tub just behind the awe inspiring wood beamed and vaulted dining Loggia. Complete with chandelier, fibre optic uplighting, open stone fireplace, underfloor heating and a large heated Belgian Bluestone table, this is a breathtaking area for year-round al fresco dining.



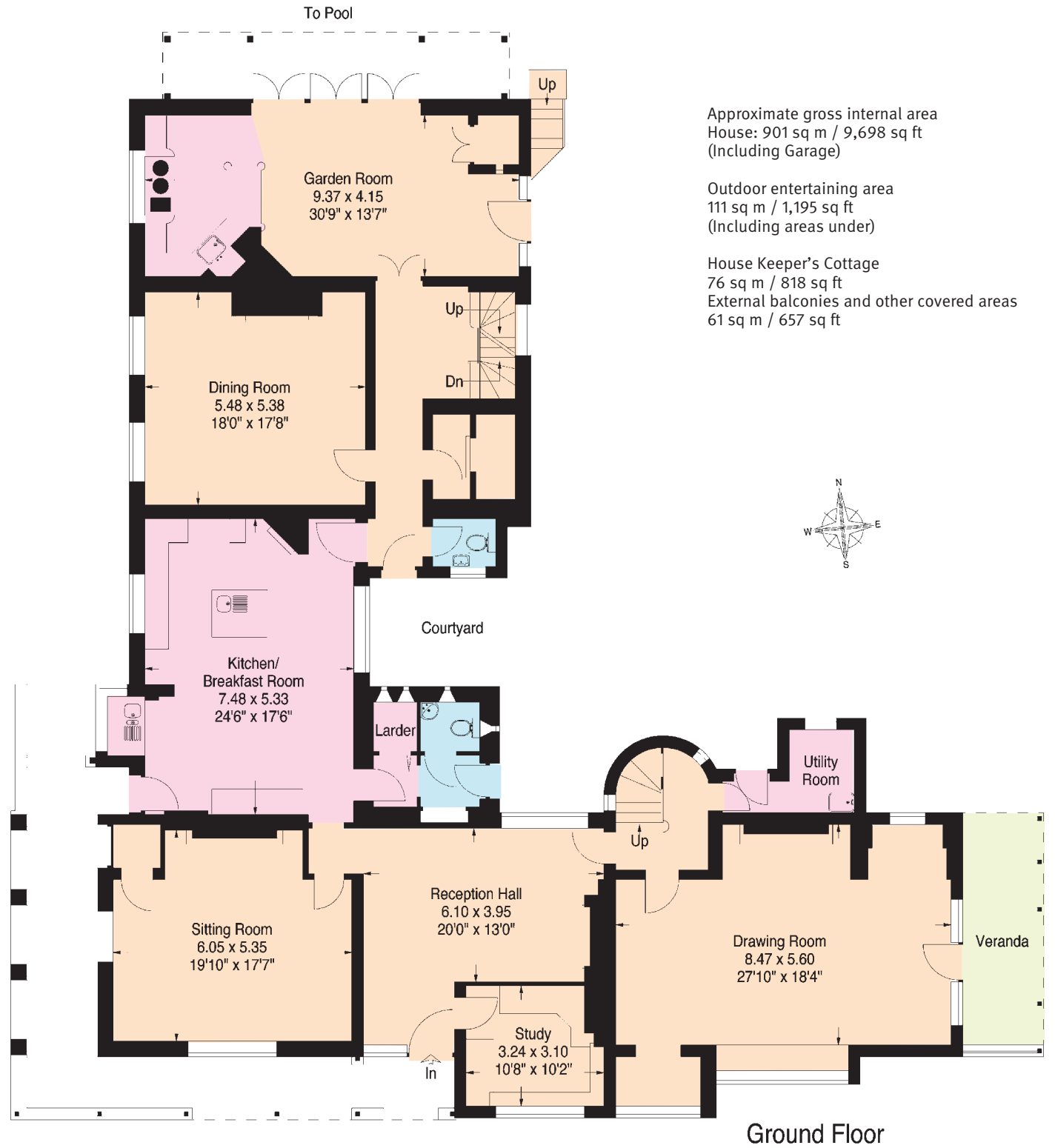
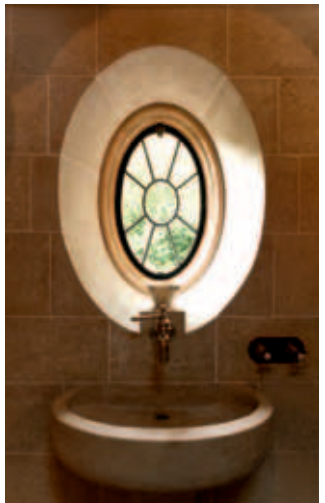


There is a stunning shower room/changing room and a first class kitchen with Viking appliances including range cooker, fridge/freezer and dishwasher. This superb entertaining area is finished to the highest quality with surround sound and interlinked touch pad controls.

To the front, the house is approached through an impressive entrance of electric wooden gates flanked by a pair of garden storerooms designed to appear as entrance lodges. This leads to an expansive paved drive with ample parking and access to the garaging. Steps lead to the front of the house with its lovely Wisteria, yet more herbaceous beds and an avenue of manicured box hedges and sculptured trees.

Also in the garden is an automatically temperature-controlled greenhouse, stone-clad fire pit and composting area. There is a comprehensive bore hole supplied irrigation system throughout the grounds which extends even to the window boxes. Copper spot lighting that blends into the scenery can be found throughout and there is an impressive gardener's outhouse with a kitchen, plant room and ample space for machinery as well as an external lift on the side of the building for deliveries and wheelchair access.

The Housekeeper's Cottage is a fine building in its own right and presented to an equally high standard. The spacious sitting room has its own kitchen and there is a good sized bedroom suite with luxurious bathroom.



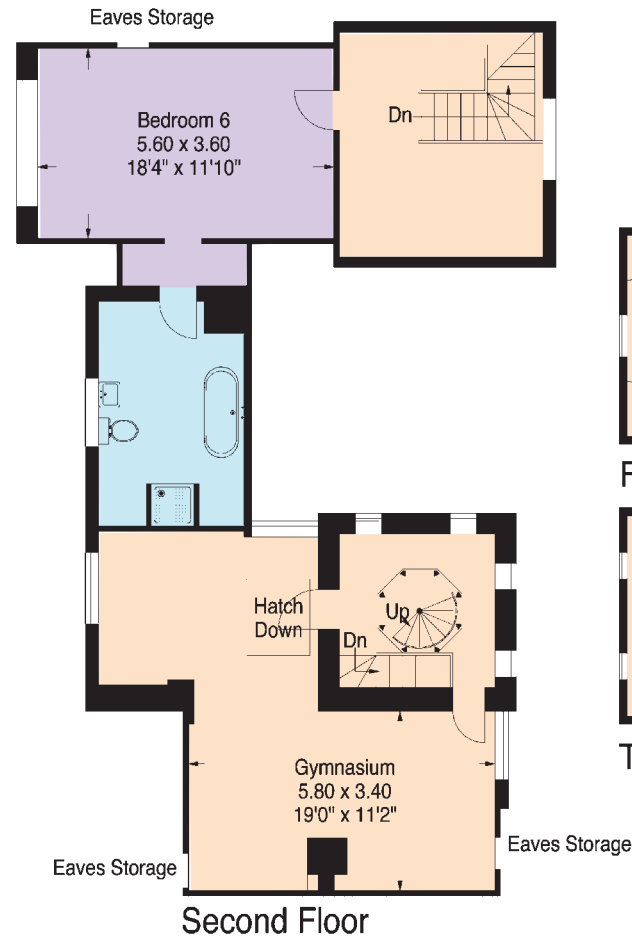
Approximate gross internal area
House: 901 sq m / 9,698 sq ft
(Including Garage)

Outdoor entertaining area
111 sq m / 1,195 sq ft
(Including areas under)

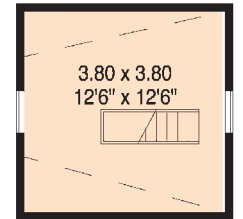
House Keeper's Cottage
76 sq m / 818 sq ft
External balconies and other covered areas
61 sq m / 657 sq ft



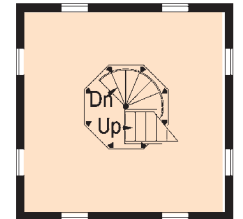
First Floor



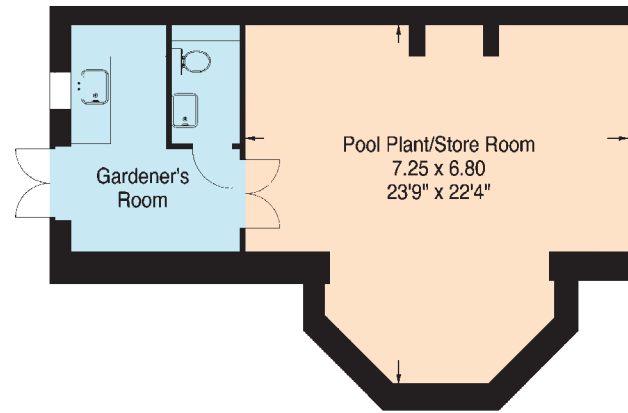
Second Floor



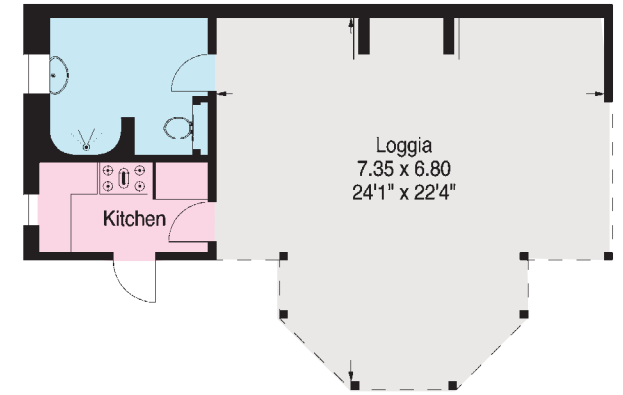
Fourth Floor



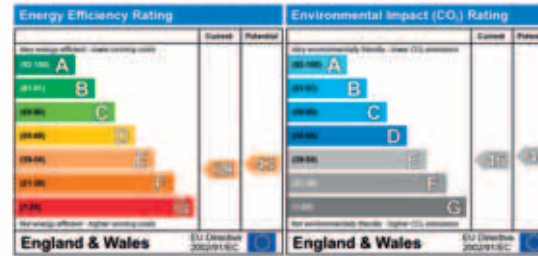
Third Floor



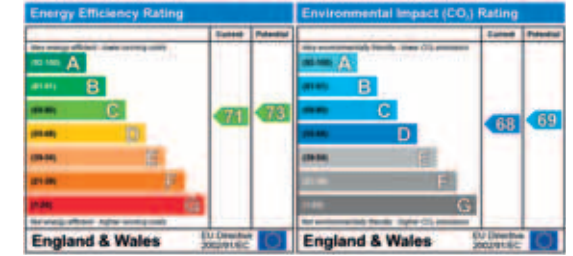
Lower Ground Floor



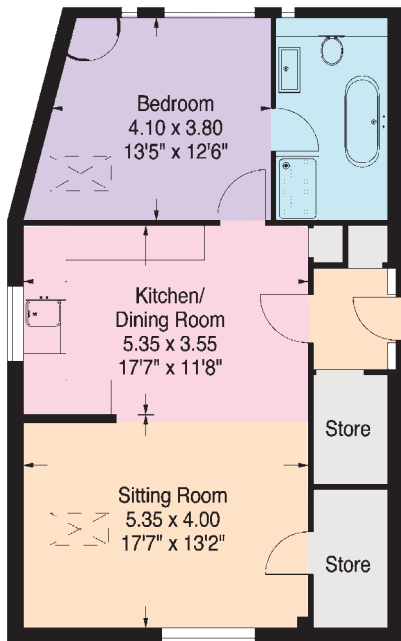
Outdoor Entertaining Area



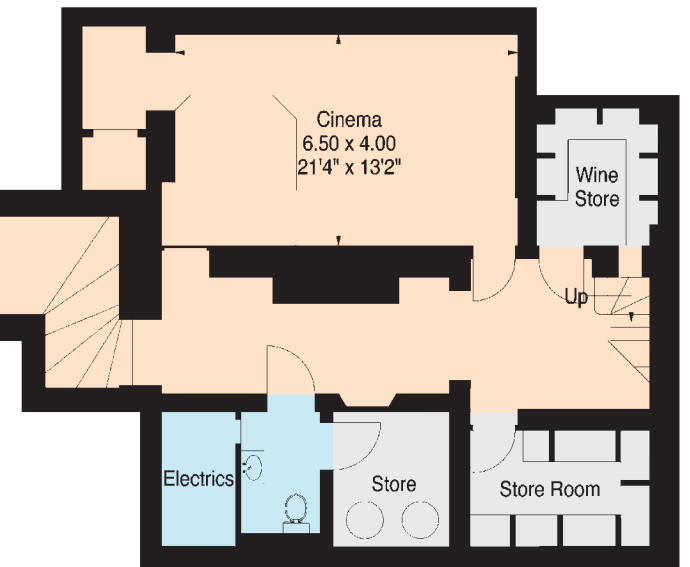
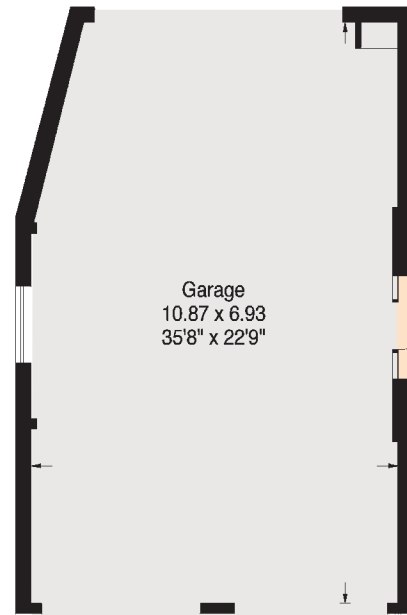
Main House



House Keeper's Cottage



House Keeper's Cottage



Lower Ground Floor





Right of Way

There is a footpath running along the north-western boundary of Saracens. The footpath is well-screened by a high fence which gives the garden a good degree of privacy.

Services

The vendor has informed us that the property has mains water, electricity, drainage and gas.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments are specifically excluded but may be available by separate negotiation.

Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Photographs, particulars and plans dated: May 2010 and May 2011.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Local authority

Woking Borough Council. Telephone: 01483 755855.

Directions

From Central London, take the A3 South to the Burpham exit. At the 2nd roundabout turn right onto Clay Lane (A3100). Take the 1st right Blanchards Hill Lane. Take the 1st left onto Whitmoor Lane. Turn right at the A320. Turn left at the 1st roundabout onto the B380 (Smarts Heath Road). After the railway bridge turn right onto Saunders Lane. Saracens is 1 mile along on the right opposite Cliff Hatch Stables.

Postcode

GU22 0NU

Viewings

All viewings must be made strictly by appointment only through the vendor's agents.



