



“The home should be the
treasure chest of living”

Le Corbusier







A new generation of the English country house

Blue Jay caters for the most discerning buyer. It is understated in style, flexible in use and above all, a home.

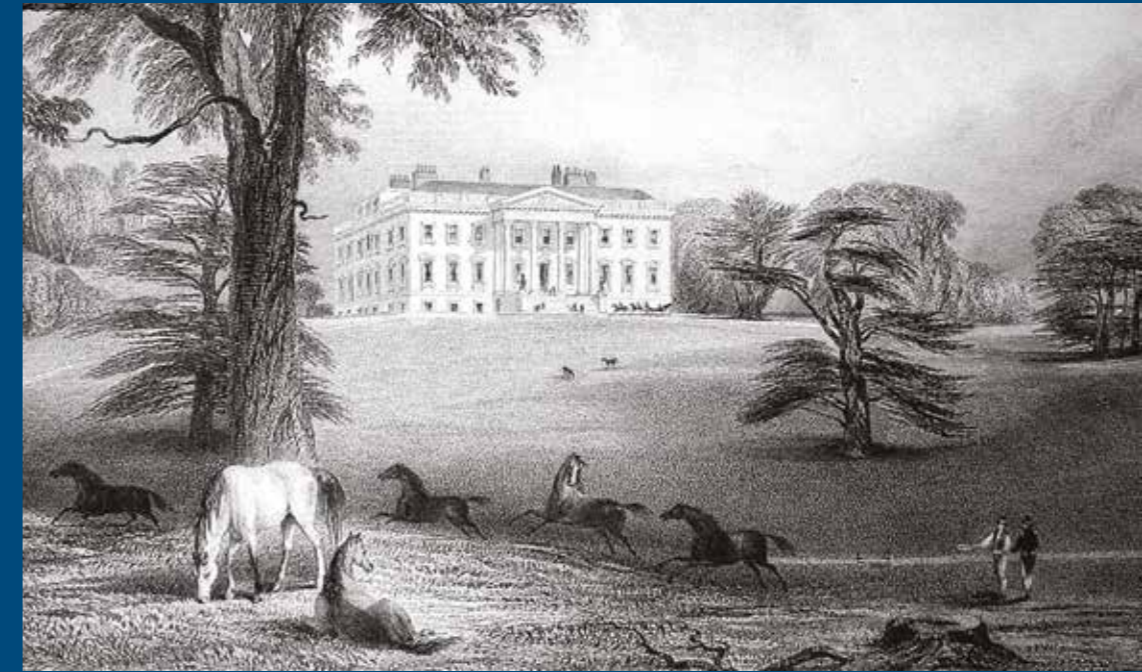
Every aspect of security and technology has been carefully considered to provide hassle-free liveability. With a combination of intimacy and carefully designed entertainment and relaxation space, the five-bedroom property is entirely unique and has been designed for entertaining and to reinvent country house living.

Blue Jay is accessed via a 100 metre long private tree-lined driveway. Security and alarm systems have been installed with external CCTV and flood lighting.

The 3 metre high, 17th-century walls were designed by architect Sir John Vanbrugh, who built Blenheim Palace in Oxfordshire and Castle Howard in North Yorkshire, two of the most significant historical country houses in England.



Claremont House Estate



Historic Heritage

Just 19 miles from Central London, Blue Jay is set within an acre of walled gardens, land that was formally part of Claremont House Gardens, a Royal residence designed by Sir John Vanbrugh and occupied by King George III and Queen Victoria in the late nineteenth century.

The estate was once owned by Robert Clive, founder of Britain's Indian Empire, before it passed into Royal hands. Queen Victoria was a frequent visitor to Claremont both as a child and later as an adult, when she bought the house and its grounds.

Prince Albert, Queen Victoria's consort, was reputed to have sat in the alcoves of the historic walls surrounding Blue Jay eating tropical fruit.

Many of the great names in garden history, played a part in the creation and development of Claremont Park. Over the years Sir John Vanbrugh, Charles Bridgeman, William Kent and 'Capability' Brown all put their own distinctive stamp on the pleasure grounds, which in 1726 were described as "the noblest of any in Europe".



King George III



"Run to Ripley" Esher bike race



Surrey Bluebells



Charlwood Village



Hampton Court Palace



Staines Upon Thames

The idyllic countryside of Surrey

With its proximity to London and beautiful countryside, Surrey has always been a desirable place to live. It is a county of contrasts, where modern suburbs co-exist with beautiful scenery of hills and valleys, rivers and streams, hidden villages and ancient woodlands.

Esher sits on the old London to Portsmouth road, approximately 19 miles south-west of central London, and attracts loyalty from Londoners who move out for countryside air and some of the best schools in the country.

Claremont Fan Court school is within very close walking distance from Blue Jay, with the ACS Cobham International School, Danes Hill in Oxshott and Notre Dame in Cobham all nearby.

Esher Commons have been designated a site of special scientific interest and cover 360 hectares of ponds, heath and woodland. They provide a superb area for walking, horse riding, bird watching, biking, dog walking and other outdoor recreational activities.



Painshill Lake



Blue Jay and the Beatles

In addition to its historic heritage, Blue Jay has some celebrity status. In the Sixties the driveway to Blue Jay formed part of Beatle George Harrison's country house Kinfauns where he

wrote 'Blue Jay Way' featured on the 1967 Beatles 'Magical Mystery Tour' album. The original gate to Kinfauns is now displayed at the entrance to Blue Jay and has Beatle fan graffiti carved into it.



Contemporary Country Living

Blue Jay's internal layout extends to 12,901 sq ft and has been designed to maximise the natural light and views of the gardens. A double height atrium, with a circular timber ceiling and fireplace is at the heart of the building, optimising circulation, with the principle reception rooms opening out to the landscaped gardens. The circular atrium is reflected in the curved banquette seating in the formal reception

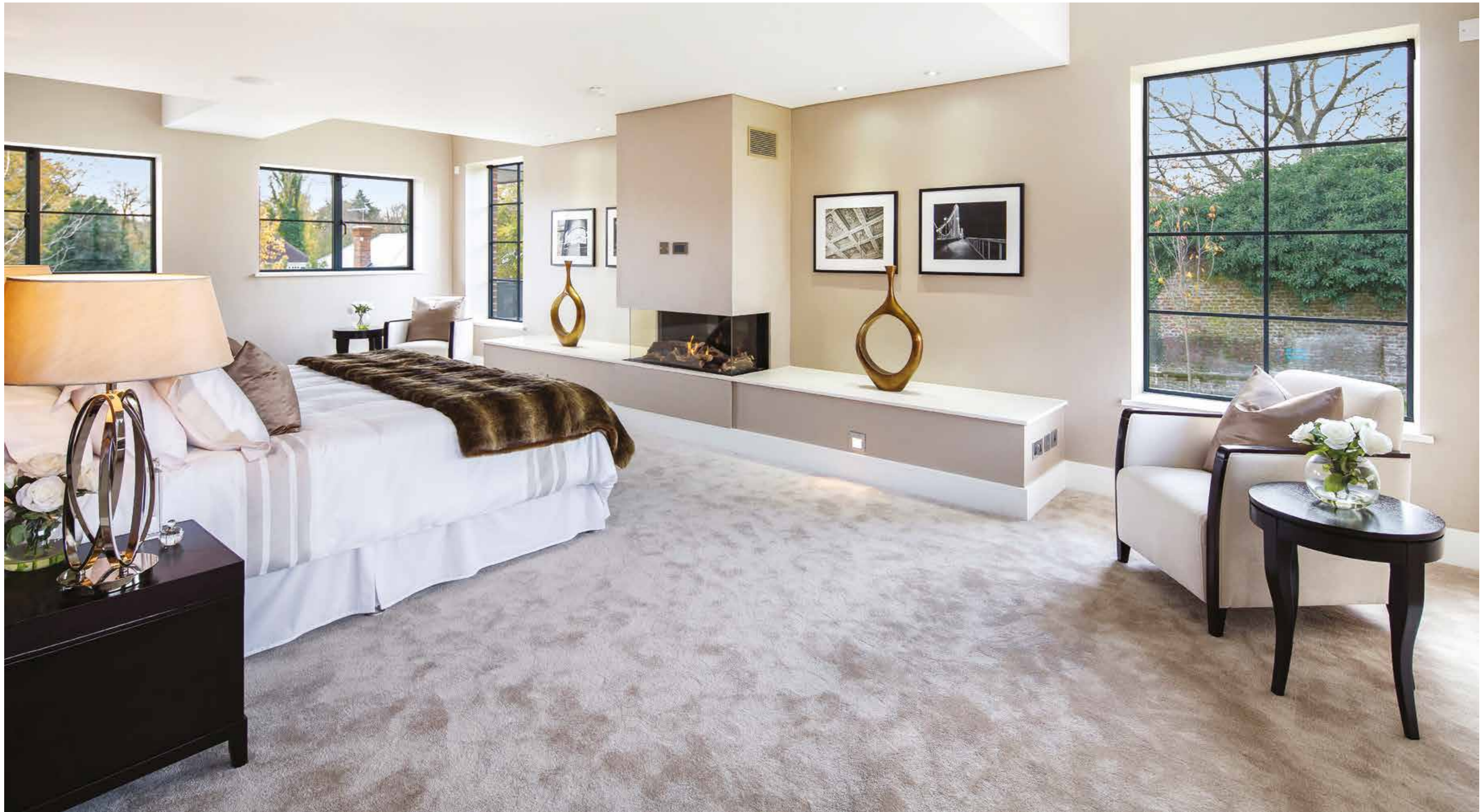
room, the shape of the bespoke kitchen and the indoor swimming pool's strikingly curved form.

The first floor comprises five ensuite bedrooms with the master bedroom complete with his and hers dressing rooms and bathrooms. A gymnasium, overlooking the swimming pool, has an illuminated circular staircase leading down to the pool area, where there is both a bar and sauna.

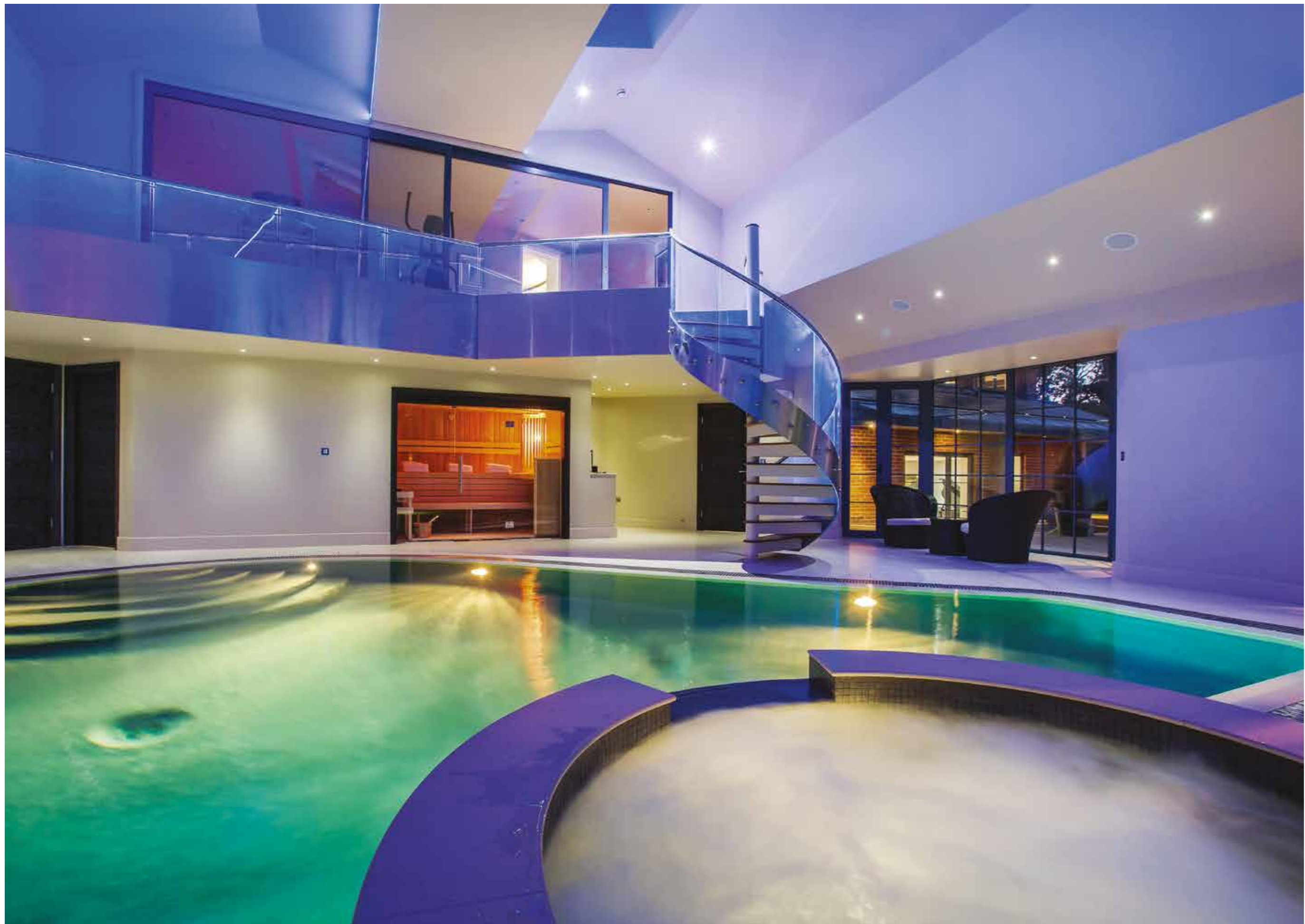


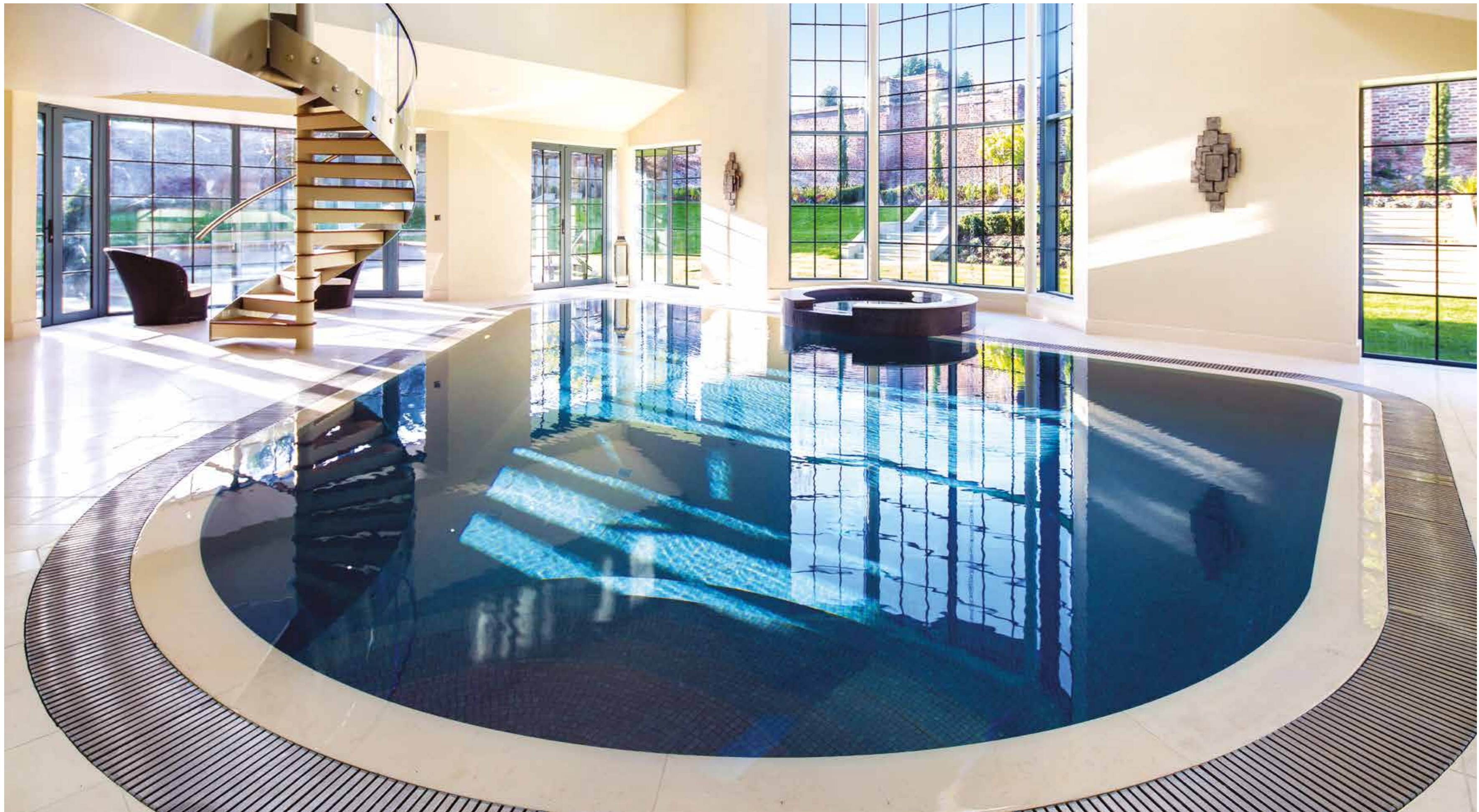




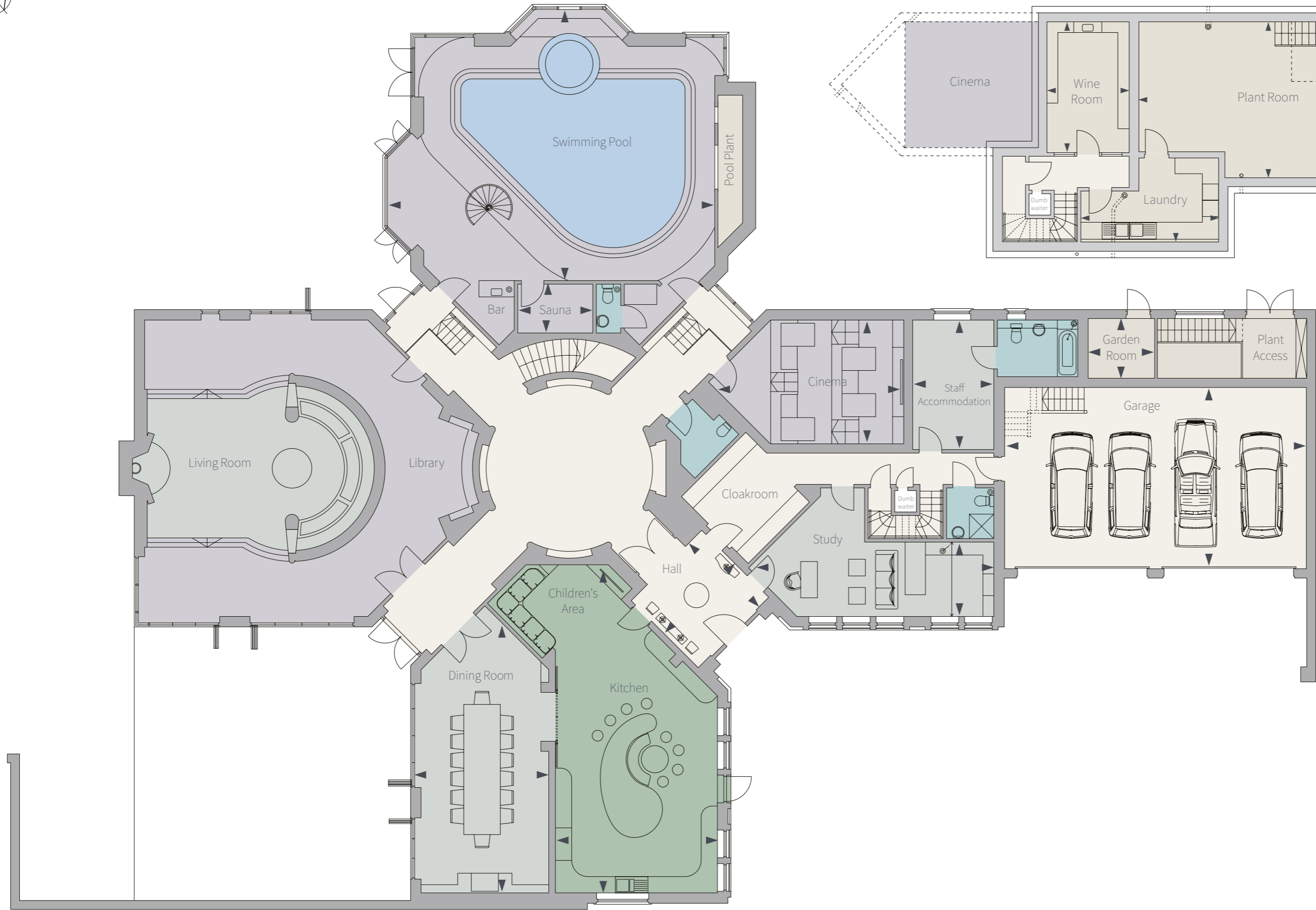
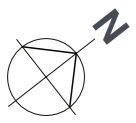












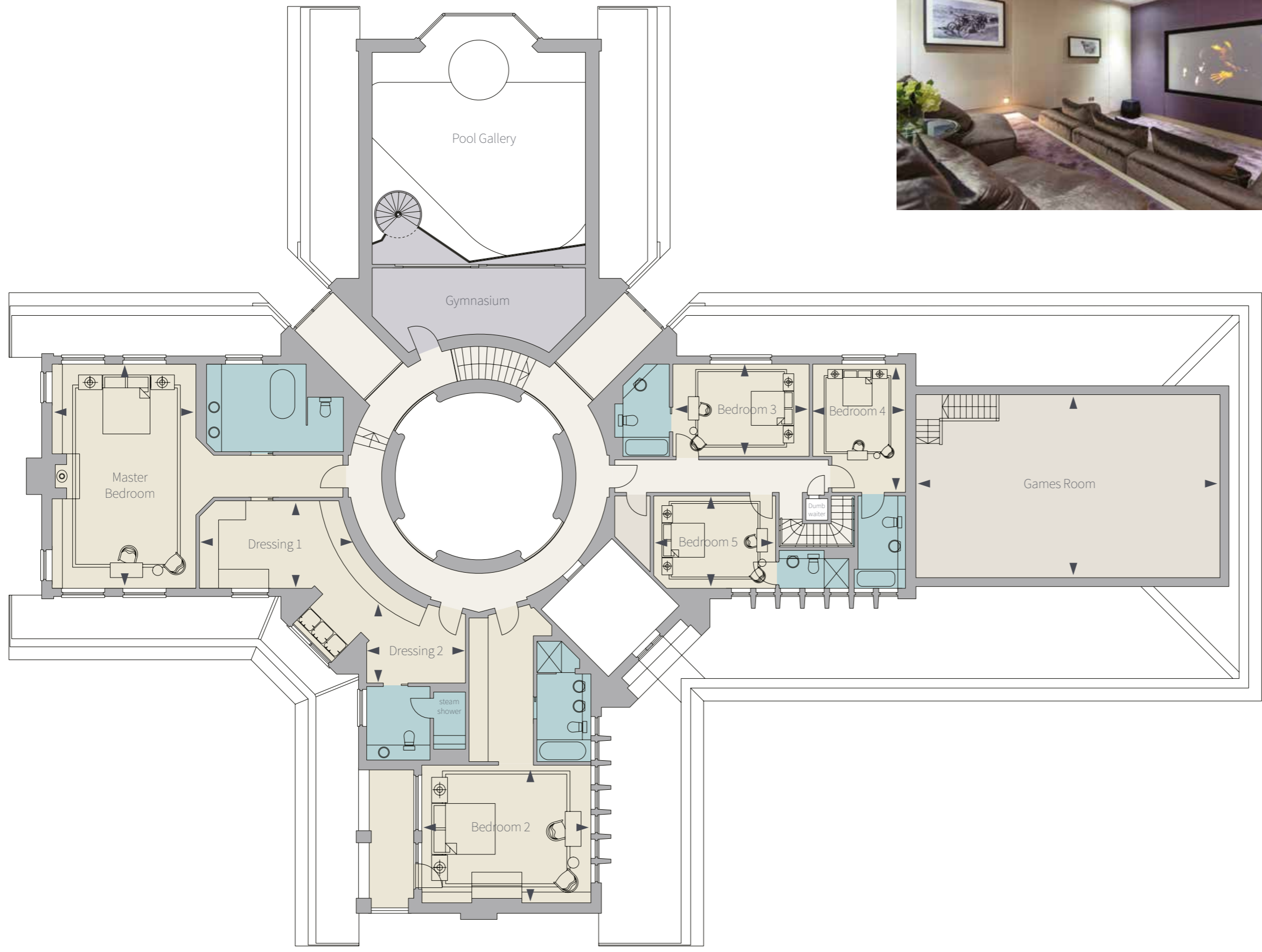
Ground Floor

Dining Room	4.7m x 8.2m	15'5" x 26'10"
Kitchen	12.1m x 6m	39'8" x 19'8"
Hall	3.7m x 3.4m	12'1" x 11'1"
Study	4.7m x 9m	15'5" x 29'6"
Cloaks	3.3m x 3.5m	10'9" x 11'5"
Garden Room	2.5m x 2.2m	8'2" x 7'2"
Garage	11.12m x 6.6m	36'5" x 21'7"
Staff Accom.	3m x 4.8m	9'10" x 15'8"
Sauna	2.77m x 1.8m	9'1" x 5'10"

Lower Ground Floor

Plant Room	11.1m x 5.7m	36'5" x 18'8"
Laundry	5m x 3m	16'4" x 9'10"
Wine Room	3m x 4.8m	9'10" x 15'8"

Entrance Hall Living Rooms Kitchen Utility Bedrooms Bathrooms Entertainment



First Floor

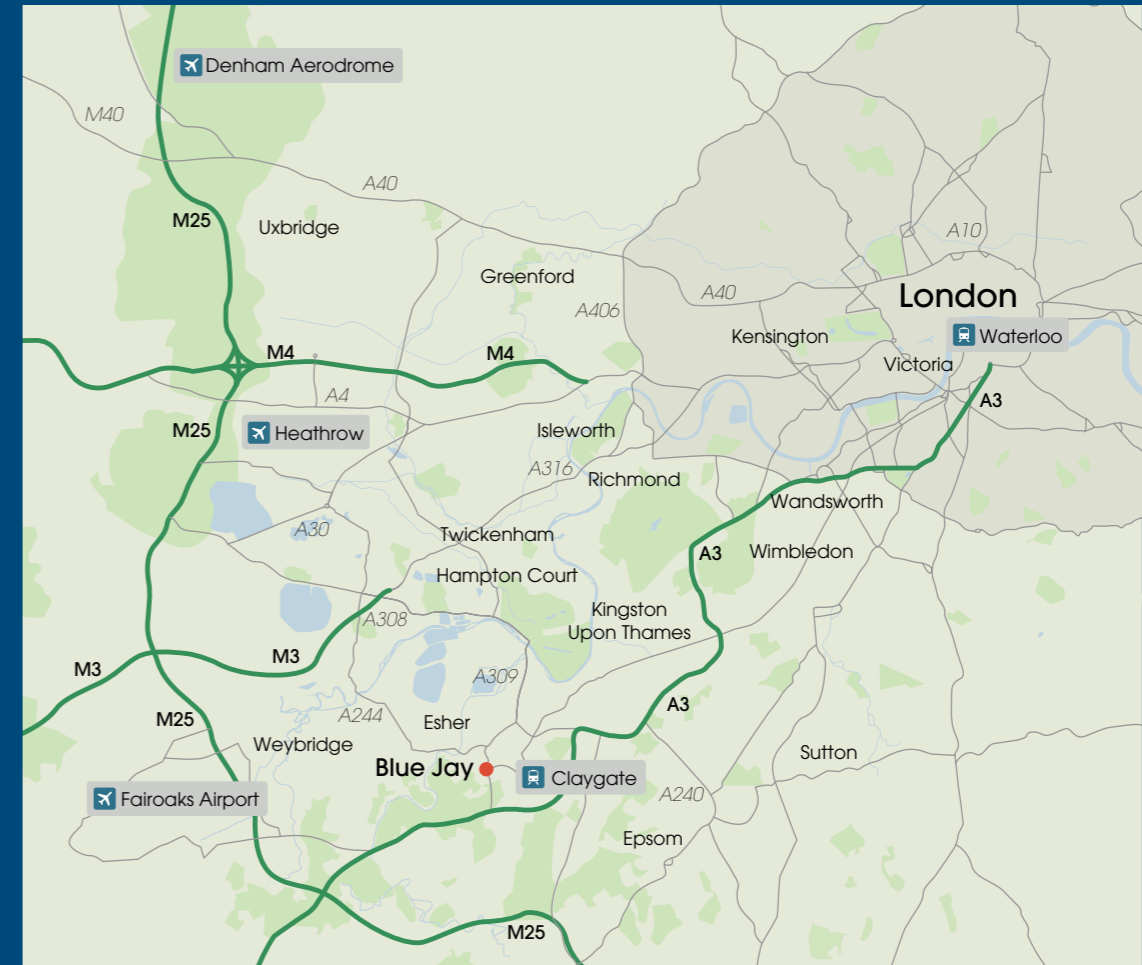
Master Bedroom	5.27m x 8.22m	17'3" x 26'11"
Dressing 1	5.34m x 3.21m	17'6" x 10'6"
Dressing 2	3.62m x 2.43m	11'10" x 7'11"
Bedroom 2	6.2m x 5.05m	20'4" x 16'6"
Bedroom 3	3.38m x 5m	11'1" x 16'4"
Bedroom 4	3.4m x 4.7m	11'1" x 15'5"
Bedroom 5	4.47m x 3.39m	14'7" x 11'1"

- Entrance Hall
- Living Rooms
- Kitchen
- Utility
- Bedrooms
- Bathrooms
- Entertainment

Specifications

- Contemporary new build home of 12,901 sq ft (1,199 sq m)
- 100 metre-long, tree-lined driveway
- Five double bedrooms, plus staff accommodation
- Six en-suite bathrooms and three further guest shower rooms and cloakroom
- Double height entrance hall
- Double height central reception area with circular timber ceiling and fireplace
- Highly sustainable design, with environmental energy provision from ground source heat supply, and passive rainwater collection
- Heated indoor infinity pool with shower room, sauna, jacuzzi, bar & mezzanine gym with terrace over pool
- Whole house audio-visual system, with flexibility to upgrade to owner's specification
- Auditorium style cinema with automated 7.1 surround sound, powered by a Denon receiver and a 3-D ready JVC projector viewed on a 100 inch fixed screen, future proofed for alternative entertainment media
- Integrated Control 4 tablet or touch screen operated whole house control system, providing remote and internal control of lighting, heating, access, security, audio visual systems, skylights and electric blinds
- Under floor heating with air cooling throughout
- PABX phone system
- Wired and wireless data cabling infrastructure, with option to upgrade to receive uncontended business
- Internet delivered over fibre with the same highspeed uploads as for downloads
- Double aspect sitting room with fireplace, and library by Isis
- Dining room with fireplace and folding doors to terrace
- Bespoke kitchen with breakfast area and TV lounge area
- Master bedroom wing, with two bathrooms, extensive dressing room and fireplace to bedroom
- Principal guest bedroom wing, with fireplace and terrace
- Four-car garage with under floor heating and automatic solid oak, sideways opening entrance doors
- Large storage/games room
- Glazed fronted wine room for 700 bottles
- Study with cabinetry by Isis
- Utility room
- Security and alarm systems with external CCTV and floodlighting
- Landscaped gardens, with 'soft up' garden and driveway lighting
- Powered solid wood and steel double front gates, with separate remotely operated pedestrian access





Distances to Blue Jay

Heathrow by car

A308 – 11 miles
A244 – 10 miles
M25 – 20 miles

Waterloo by train

35 minutes



Principal designers and consultants

Developer: Quada
www.quada.co.uk

Design-led developers specialising in distinctive residential and mixed use projects.

Contractor: Vascroft
www.vascroft.com

London based building contractors with high-end residential and hotel construction projects in London's West End, including Grade 1 listed stately homes and prestigious hotels such as the Dorchester.

Architects: Studio Henley
www.studiohenley.co.uk

Bespoke architectural practice.

Agent: Gascoigne Pees
www.gpees.co.uk

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email: nick.burger@gpees.co.uk

“When we build, let us
think that we build forever”

John Ruskin



QUADA
www.quada.co.uk