



HAMSTONE
HOUSE





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Surrounded by an exceptional 8 acres of grounds, bordered by St George's Hill Golf Club, Hamstone House is a magnificent Grade II listed property built in 1937. Remarkably curved, this elegant property nestles itself in the 946-acres of private estate that is St George's Hill.

The house was designed by Ian Forbes for the building contractor Peter Lind in the Neo-Georgian style. This glorious home takes its name from the Hamstone that its constructed of and is a three storey, five bedroom property with a basement. An 8ft Venetian glass chandelier and Lalique light fittings were specifically commissioned for the house.





'Amid rural grandeur, Hamstone House is one of the utmost architectural centrepieces of St George's Hill'





LIVING SPACE

Refurbished in 2006, Hamstone House boasts English oak flooring, an air conditioning and heating system throughout, rewiring of the house, an exceptional fitted kitchen, luxurious fabric wall lining in principal bedrooms, double glazed windows, and recent redecoration of the entire property.

Hamstone House has been earnestly featured in many publications from 'Ham Hill: Portrait of a Building Stone', and the Surrey edition of the 'Pevsner Architectural Guides'.













GYM & SPA

Situated in a two story building with a roof terrace and glass canopy. The Hamstone House cold plunge swimming pool was constructed between 2006-2008 with bespoke French limestone, generously sized – 18m x 9m (220m³) and accessed on the ground floor via the main house. The swimming pool is heated by gas boilers, providing hot water to the air handling unit supplying warm air.





AN IDYLIC SETTING

Historical Hamstone House is enclosed in a magnificent 8 acres of land, basking in an abundance of refined, leafy and tranquil space.

An ideal hideaway for a relaxed yet sophisticated style of living, residents can view the polished landscaped gardens from the property. Tall trees, and woodland walks are only a number of features that the mansion has to offer.

Under the guidance of a landscape designer in 2012, an extensive planting scheme was carried out creating a wonder of shrubs, and unique flower displays.

During 2014 the formal rear and pool lawns were dug up and replaced with underground drainage, an irrigation system were installed along with a new turf.





Gate House

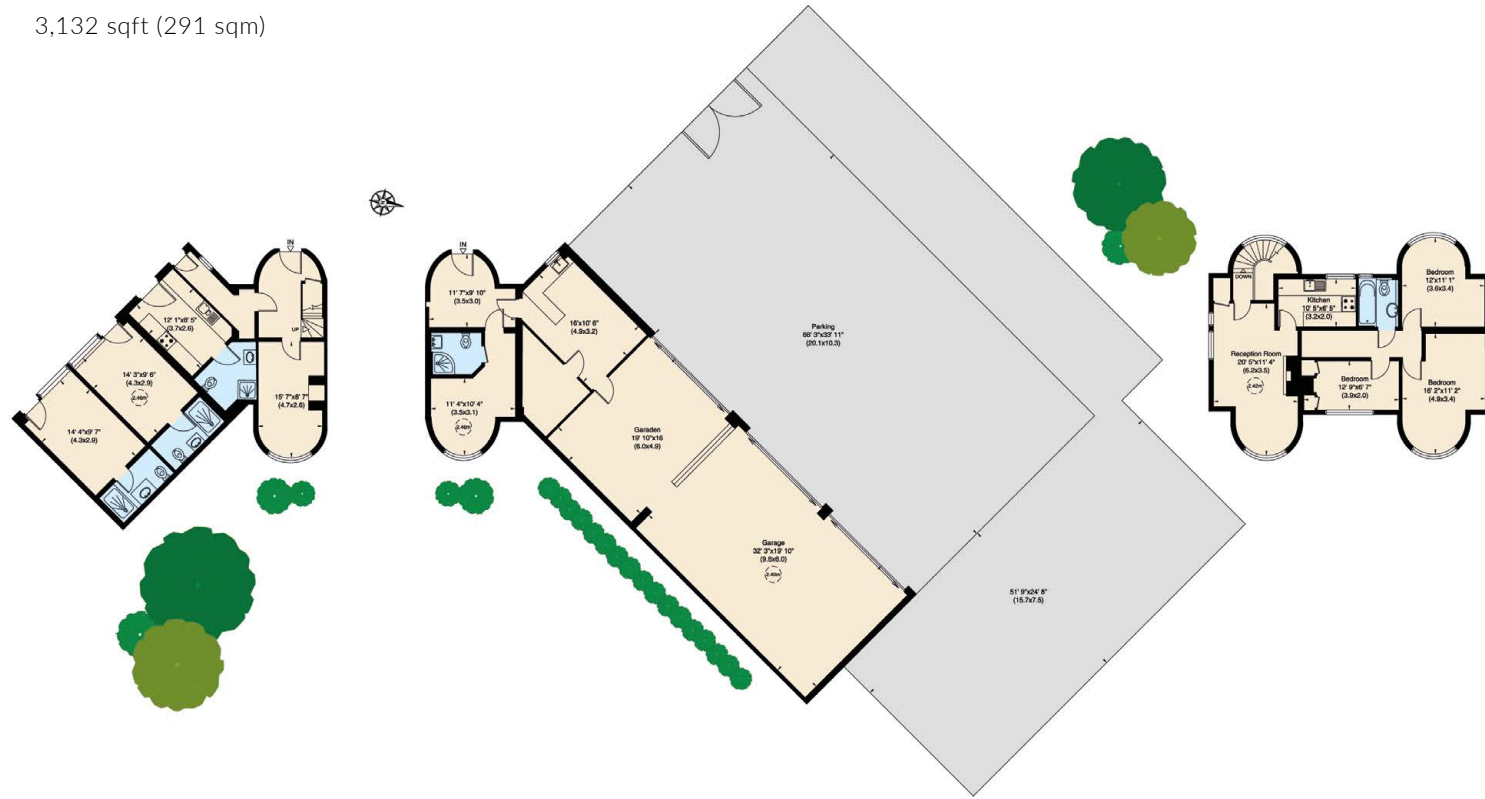
Total gross internal area (approx.)

23,546 sqft (2,188 sqm) including Gate House

20,414 sqft (1,897 sqm) excluding Gate House

Gate House gross internal area (approx.)

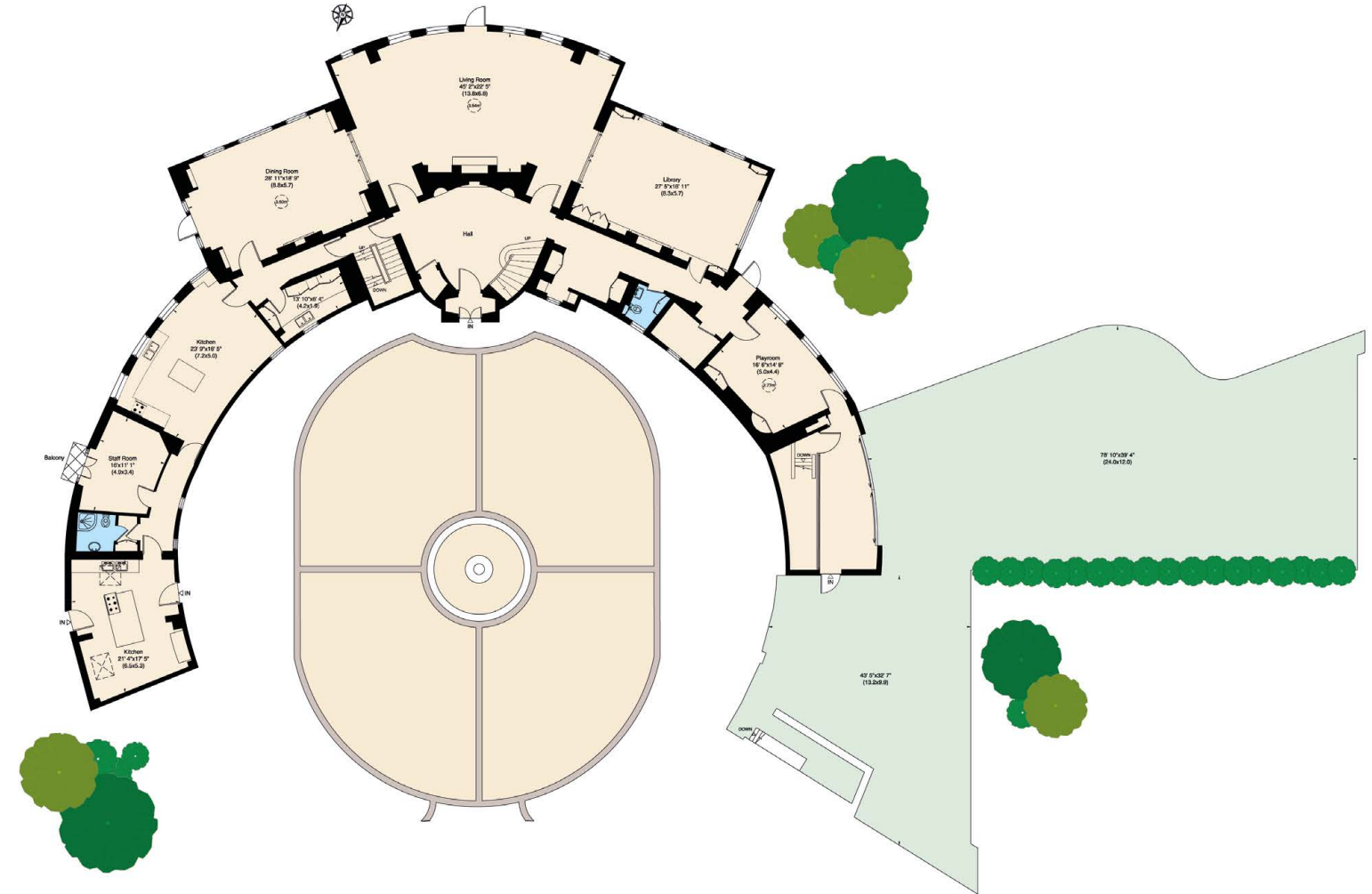
3,132 sqft (291 sqm)



Accommodation

- 4/5 Staff bedrooms
- Kitchen
- Reception room
- Security room
- Garage with space for 3 cars
- Utility room

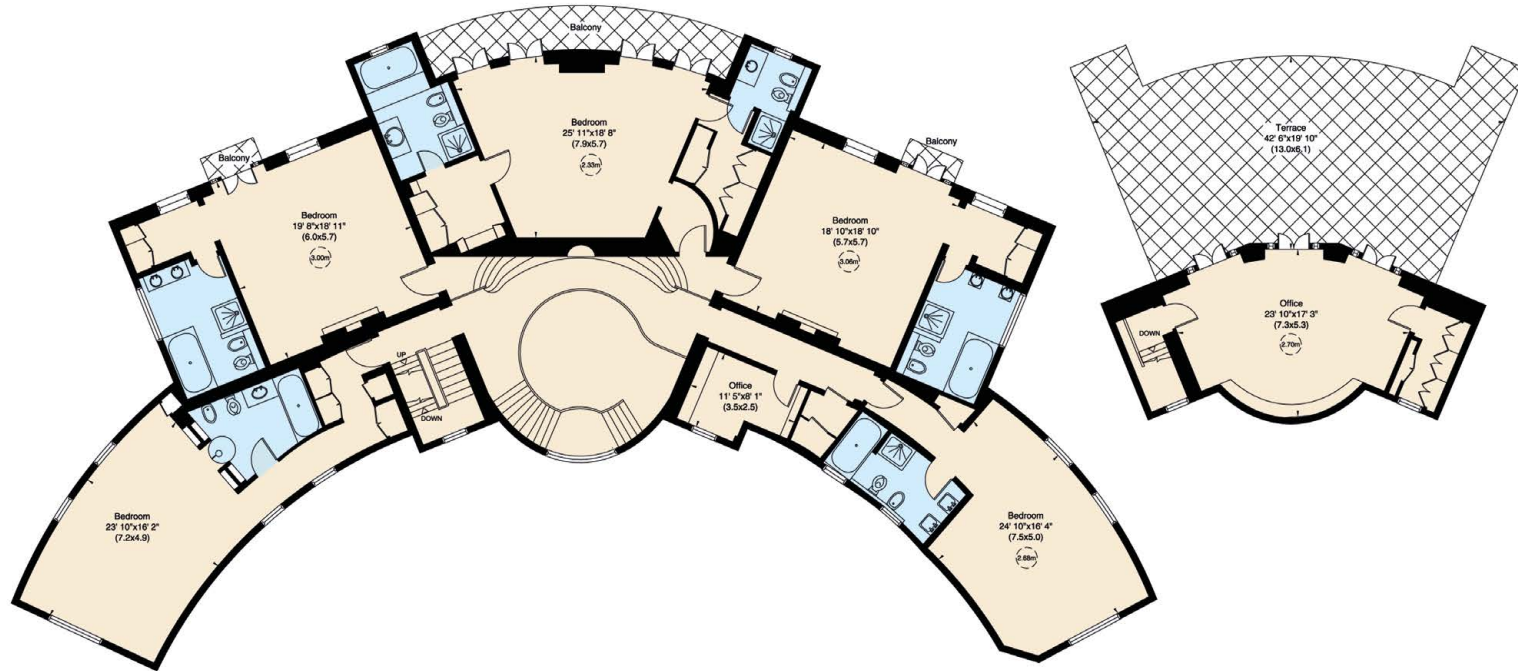
Ground Floor



Accommodation

- Grand entrance hall
- Double reception room
- Dining room
- Kitchen/Breakfast room
- Catering kitchen
- Library playroom
- Guest shower room
- Guest cloakroom
- Utility room
- Staff room
- Security

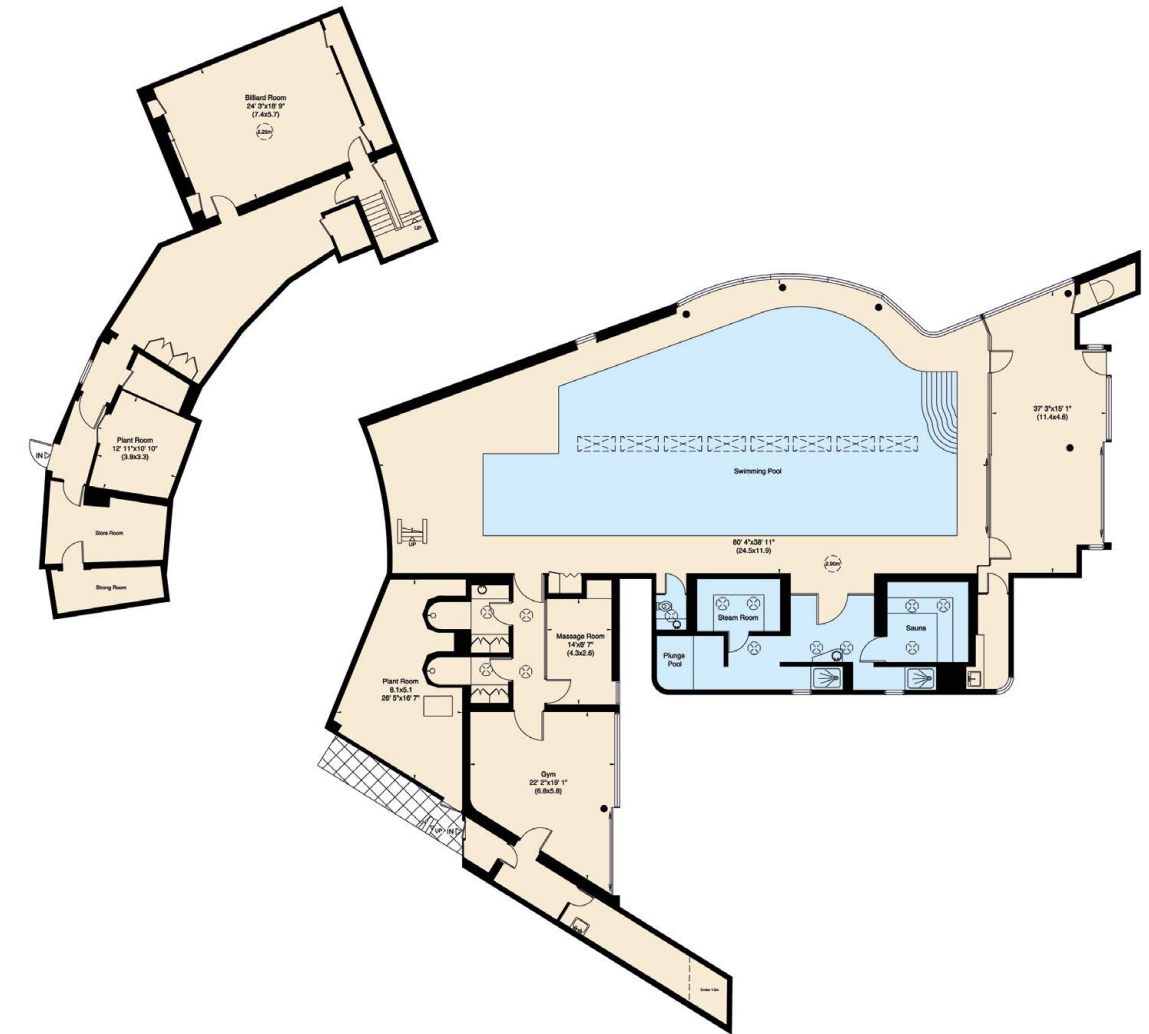
First & Second Floors



Accommodation

- Master bedroom with his and hers bathrooms and dressing rooms
- Four further bedrooms with ensuite bathrooms
- Study
- Office
- Large terrace
- Three balconies

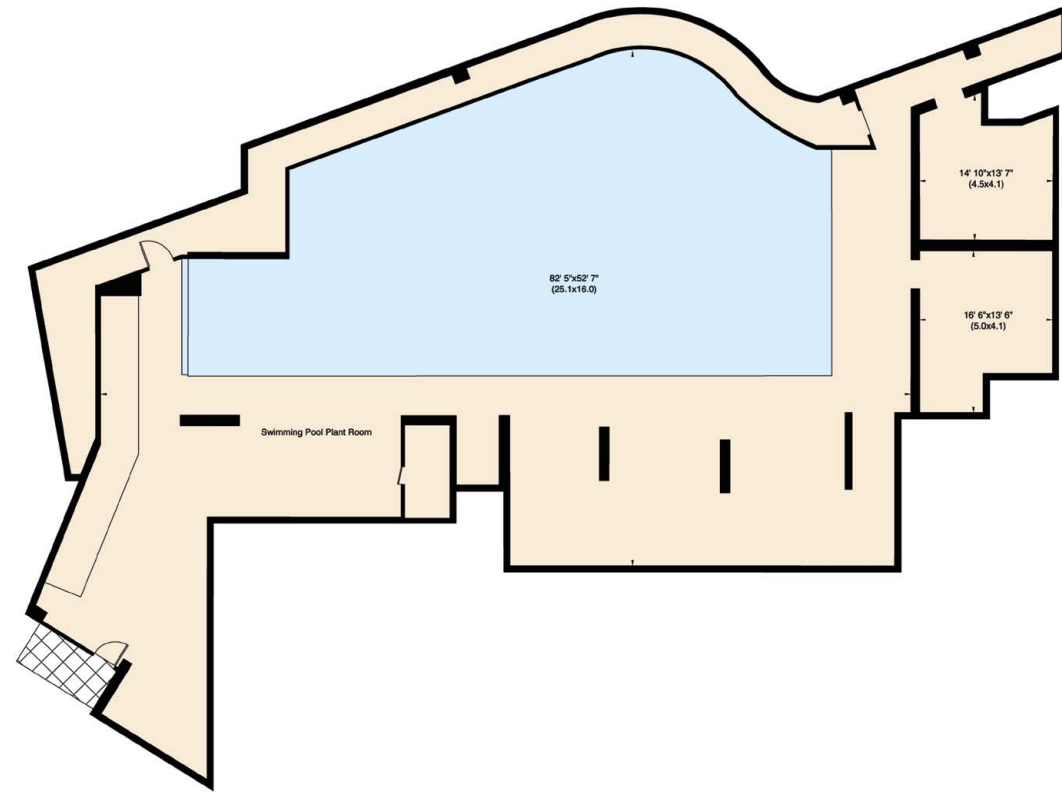
Lower Ground Floor



Accommodation

- Swimming pool
- Steam room
- Sauna
- Plunge pool
- Massage room
- Changing rooms
- Showers
- Gym
- Reception room
- Billiard Room

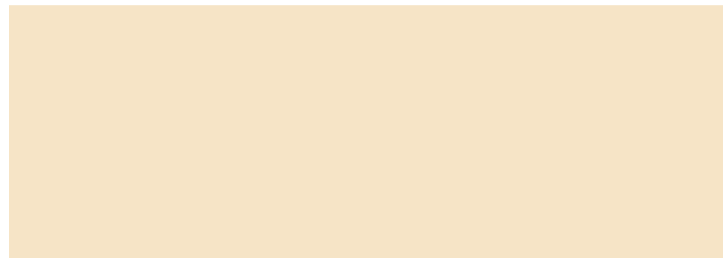
Basement



Accommodation

- Swimming pool plant room
- Storage rooms





ST GEORGE'S HILL

St George's Hill is internationally renowned as one of the most sought-after private estates in England. A prestigiously gated-community, St George's Hill is controlled by the estate's security personnel and is restricted at all times.

In addition to the private championship 18-hole golf course, the location also benefits with a separate private tennis and squash club, which holds a 20 metre indoor swimming pool, well-equipped gym, restaurant and bar. Residents can enjoy the many golf courses local to the area including Burhill, Wisley, Woking, Foxhills, Queenswoof, Worplesdon and West Hill. Racing is available at Sandown Park, Ascot, Epsom, and Windsor. Polo can be found at the Guards Polo Club and The Royal Berkshire Polo Club.



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Price on application

Freehold

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