



Torland Drive, The Crown Estate, Surrey, KT22

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# An incredibly impressive and substantial **modern mansion.**

Avondale is one of the most unique and elegant properties on the Crown Estate, sitting on a private plot of approximately one acre in a quiet cul-de-sac.

## Summary of accommodation

**Ground Floor:** Entrance hall | Drawing room | Dining room with bar area | TV room | Study | Media/games room | Kitchen | Utility | WC

Double height swimming pool and whirlpool complex with shower room, WC and steam room | Triple garage

**First Floor:** Principal bedroom suite with two dressing rooms, two bathrooms, store and balcony | Four further bedroom suites

Gym/leisure room | Staff quarters with separate side entrance

**Garden and Grounds:** Parking for several cars | Secluded and secure garden | Mature trees | Large patio with access to the pool

Floor area -11,419 sq ft approx.

## Distances

Oxshott 0.4 miles, Esher 3.2 miles, Cobham 3.2 miles, Guildford 14.7 miles, A31.4 miles, M25 3 miles, Central London 19.8 miles

Heathrow airport 24 miles, Gatwick airport 22 miles

(All distances are approximate)



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## Avondale

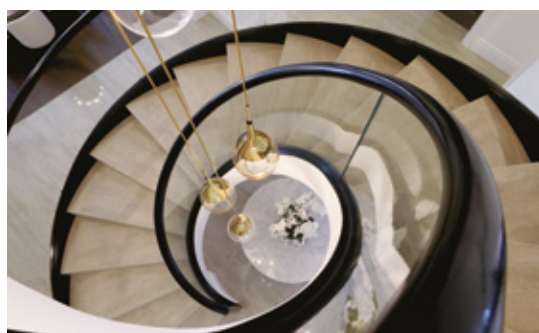
The house has exceptionally high ceilings and impressive rooms and has been immaculately finished to a high specification. Upon entering the property, you are struck by a spectacular spiral staircase at the centre of the grand, double-height reception hall and galleried landing.

The ground floor accommodation caters to all the needs of modern family living, with a wonderful open plan kitchen (leading to the double height swimming pool and whirlpool complex), a separate dining room, study, high vaulted drawing room and large media/games room.

In addition, there is a generous utility room with a scope to double as a secondary prep kitchen, access to the triple garage and additional leisure facilities adjacent to the swimming pool, including a spa and steam room.

The first floor comprises an incredible principal suite complete with two dressing rooms and two bathrooms. There are a further four generous bedroom suites and side access to a separate staff/guest suite and a gymnasium which overlooks the swimming pool.

The property is air conditioned and has underfloor heating throughout.







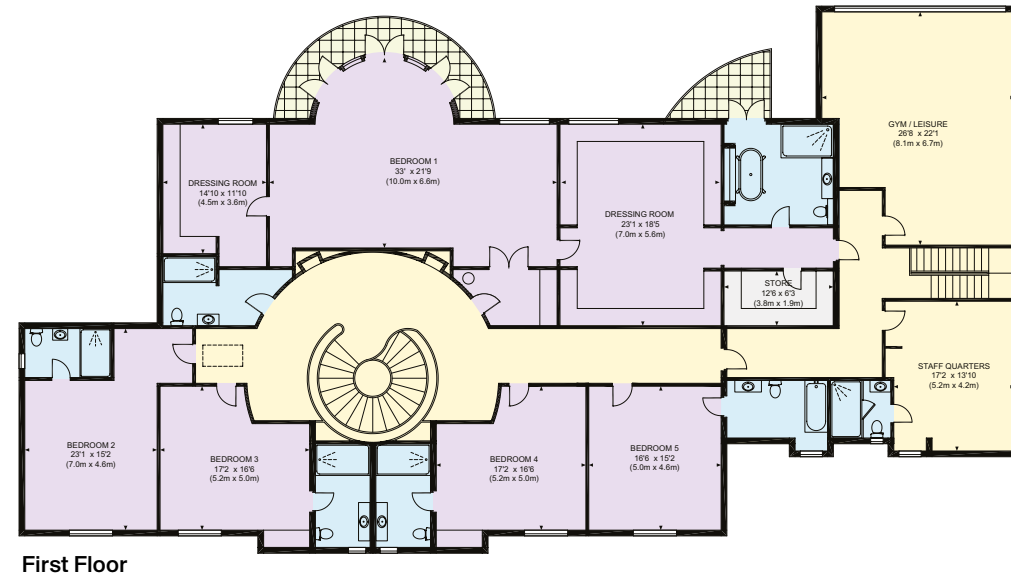
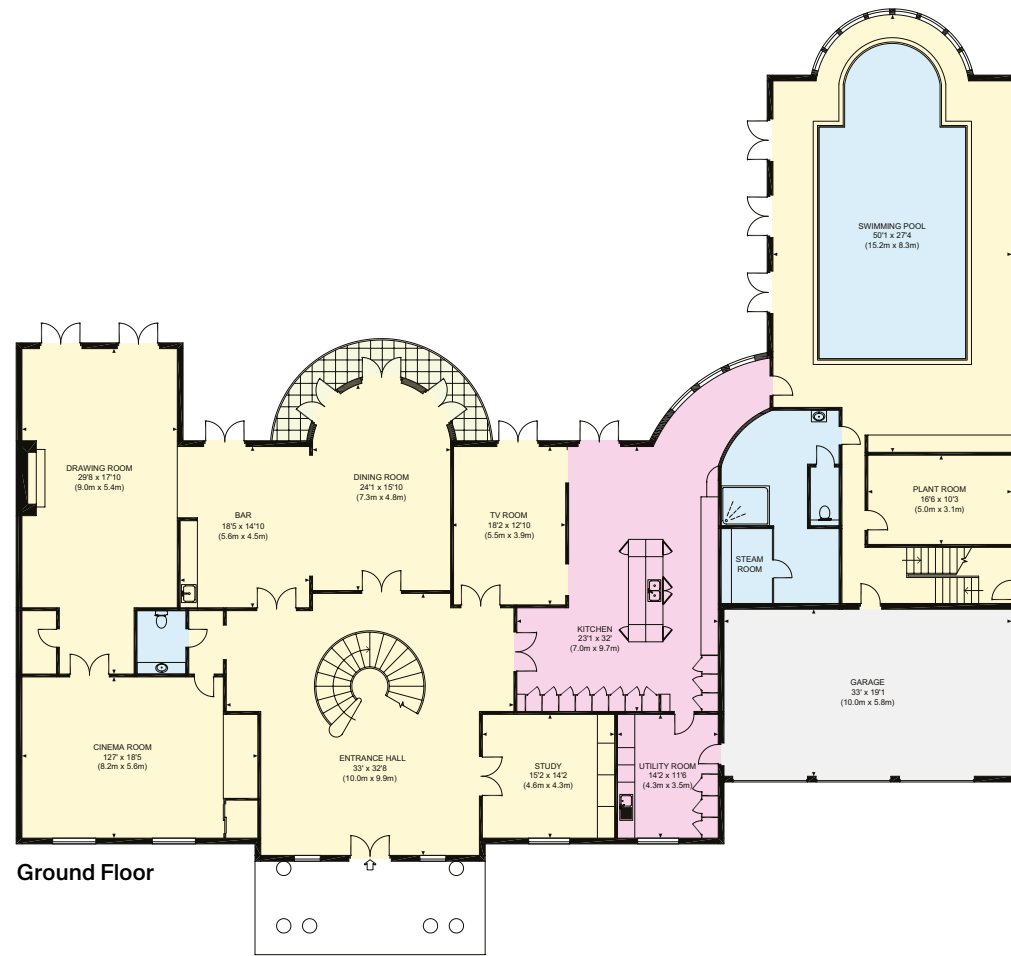


**Approximate Gross Internal Floor Area**

11419 sq ft / 1060.9 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside







Avondale is a magnificent blend of elegance, design and craftsmanship, residing in surroundings of tranquillity, privacy and security. The Crown Estate has a great sense of community located in the affluent area of Oxshott in Surrey.

## Location

The Crown Estate is located close to Oxshott's high street of boutique shops and delightful cafés, which is conveniently located 20 miles south west of Central London.

The Oxshott mainline station is a short walk away and provides rail services to London Waterloo with a journey time of around 35 minutes. The A3 and M25 are also within easy driving distance, as are Gatwick and Heathrow Airports.

## Property information

**Tenure:** Freehold

**Local Authority:** Elmbridge Borough Council

**Council Tax:** Band H

**EPC Rating:** B

**Guide Price:** £7,950,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated September 2024. Photographs and videos dated September 2024.

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