

INTERNAL

CEILING HEIGHTS

- LGF - Between 2.4 and 2.6m
- GL - Family room 4.8m, Reception 3.2m & Pool 3.6m
- EL - Generally 2.4m
- FF - Master 2.6-3.6m, Bedrooms 2.4m

WALLS.

Mostly hung in luxurious and bespoke wall coverings, or plastered in a specialist finish.

FLOORS.

Metallised super prime oak timber planks by Seamless, to the master suite as well as the principle rooms on the Garden level. Very large scale ceramic tiles to Entrance level, walnut parquet in the Den and oak parquet in the Study. There is polished concrete in the guest bedrooms, Tensil carpet in the children's bedrooms, Bolon in the Gym and distressed Italian stone tiles in the Games room.

IRONMONGERY.

Generally the doors are fitted with top quality brassware from Beardmore. Other brassware includes Joseph Giles. Joinery ironmongery includes Vervloet, Phillip Watts, Ize & Stietto amongst others.

FEATURES.

A shattered glass bridge that crosses the Entrance hall to the guest suites. There is a gold mosaic lined pond in the entrance hall with fibre optic water feature and there are large skylights throughout bringing in lots of natural light.

FEATURE ROOMS

There is a fully equipped massage room which includes a top of the range electrically operated bed by German manufacturer Ghareini, a cosmetic fridge, a nail bar and hair salon. In the gym, there is a large fully mosaic lined steam room that seats 6 people. A unique indoor outdoor heated pool, occupies a large area on the Garden Level and can be accessed from both the Reception room as well as the outdoor terrace.

KITCHENS

Family kitchen by Strato and appliances by Miele & Gaggenau
Cater kitchen by Strato and appliances by Miele & Wolf

BATHROOMS

Top of the range brass and sanitary ware has been specified throughout. Manufacturers include amongst others, Samuel Heath, Hansgrohe, Zucchetti, Waterworks, Gessi, Bisazza & Bathrooms International.

JOINERY

Bespoke joinery has been installed throughout the house using sustainable but exotic timbers and finishes. The master bedroom wardrobes feature doors clad in sculpted leather, guest bedrooms include gesso silver lacquered doors and distressed antiqued mirror fronts. All joinery has internal lighting and all wardrobes include hotel style safes.

LIGHTING POWER AV SECURITY

The installation uses low carbon foot print and green technology. On the roof there are photo voltaic panels used to lower energy consumption. Lighting is limited to LED from the integrated spot lights to all the bespoke chandeliers and pendants. The LGF plant room houses the drivers and dimming modules for the Lutron system and there is a fully integrated audio visual system operated from hand held tablets. Speakers throughout are by Bowers & Wilkins.

MECHANICAL AND PLUMBING

The house has been installed with underfloor heating throughout as well as comfort cooling to the principle rooms and master bedroom. There is a ground source heat pump for cooling and an air source heat pump to warm the pool.

GALLERIES

There are two car galleries, each able to house 14 cars. The rooms are equipped with two car turn tables each, a simulator for racing cars and there is a car lift which services both floors.

EXTERNAL

Externally there is a large 8 car driveway to the front with access to the family garage, a secluded internal courtyard with exotic planting and a fire pit as well as a large landscaped rear garden with pool, terrace and summer dining area.