



## GOLD

### Q Developments

Laurel Grove, Kingston upon Thames, Surrey

**The affluent buyer seeking that perfect combination of location, luxury and lifestyle need look no further than Laurel Grove where they'll find, tucked away down a private lane and behind oak electric gates, a house of some 11,000ft<sup>2</sup>, which borders the 1st green of Coombe Hill Golf Course. To ensure complete privacy, six sequoia evergreens were craned into position.**

Q Developments has broken with its customary contemporary style, opting for more traditional elevations, but the story changes once inside. Three-metre-high ceilings and a galleried hall provide the perfect setting for contemporary artwork, while glass balusters to the dramatic staircase set the scene for minimalist style. Natural light ripples through the house thanks to clever plot positioning and extensive windows.

A David Linley kitchen with dark, cafe noir doors and a comprehensive range of appliances leads through the open-plan breakfast zone to the orangery, where glass doors slide back from

the corner for unobstructed views and indoor/outdoor entertaining.

IT hasn't been forgotten. Everything is controlled by app but there are also seven ports for iPads, which charge the iPad and allow easy control of AV and ambience.

A house of this substance wouldn't be complete without a spa which is where the 13m pool, sauna, fitness room and changing area come in, with accommodation nicely rounded off by a cinema room complete with bar.

It's the cumulative effect of the subtle, luxurious detailing that makes this a timeless property of the finest finish.

## SILVER

### Searchfield Homes

Waverley House, Farnham, Surrey

**Classical elevations reminiscent of the Georgian period conceal an elegant interior at this impressive six-bedroom house spanning around 7,500ft<sup>2</sup>. Set in an acre and a quarter of gently sloping and terraced landscaped**

**gardens, Waverley House entirely suits its setting.**

With four enviable bedroom suites and a further two bedrooms on the second floor, Waverley House has been designed to maximise the use of space and lavish it with a specification designed to dazzle guests or provide a private retreat of opulence. The master suite has an expansive dressing room finished with suede-panelled doors and a stunning bathroom with outstanding book-matched marble walls.

A self-contained annexe lies above the triple garage while the main house is unashamedly out to impress from the first step inside. A sweeping staircase rises majestically from a marble-floored hall, which has the classic view through to the dining room and the garden beyond, allowing light from both aspects. The stairs, clad in polished Botticino marble with a wrought iron baluster and bronze handrail, set the scene for the rest of the house, which combines practical warmth with understated luxury. Even the open-plan kitchen is designed to impress with its vast central island.

Waverley House flows with easy elegance, an outstanding specification and stunning presentation.

