



O C K E N D E N

P A R K

Virginia Water



This is a rare opportunity.

The chance to have a magnificent country estate crafted for you in a tranquil corner of *Virginia Water* – the most exclusive location that England has to offer.

The chance to have it created at exceptional scale: a 30,000 sq ft house set within 40 secluded acres of garden and mature parkland.

The chance to harness the rarefied talents of a quintessentially English team of architects, garden and interior designers.

The chance to bring this exceptional vision to life by way of an existing beneficial planning context.

This is OCKENDEN PARK.



THE VISION



OCKENDEN PARK combines the traditional Palladian elegance of an English country estate with the highest standards of contemporary design.

Follow the lane that drops down from the picturesque village of *Virginia Water*, and you will find yourself at the head of a secluded valley, where a pair of imposing gatehouses stand ready to welcome you on to a handsomely extended driveway.

To either side, canals and formal gardens inspire an instant sense of harmony and balance, while ahead rises the classical columned façade of OCKENDEN PARK and the flanking arms of its east and west wings.



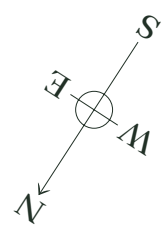
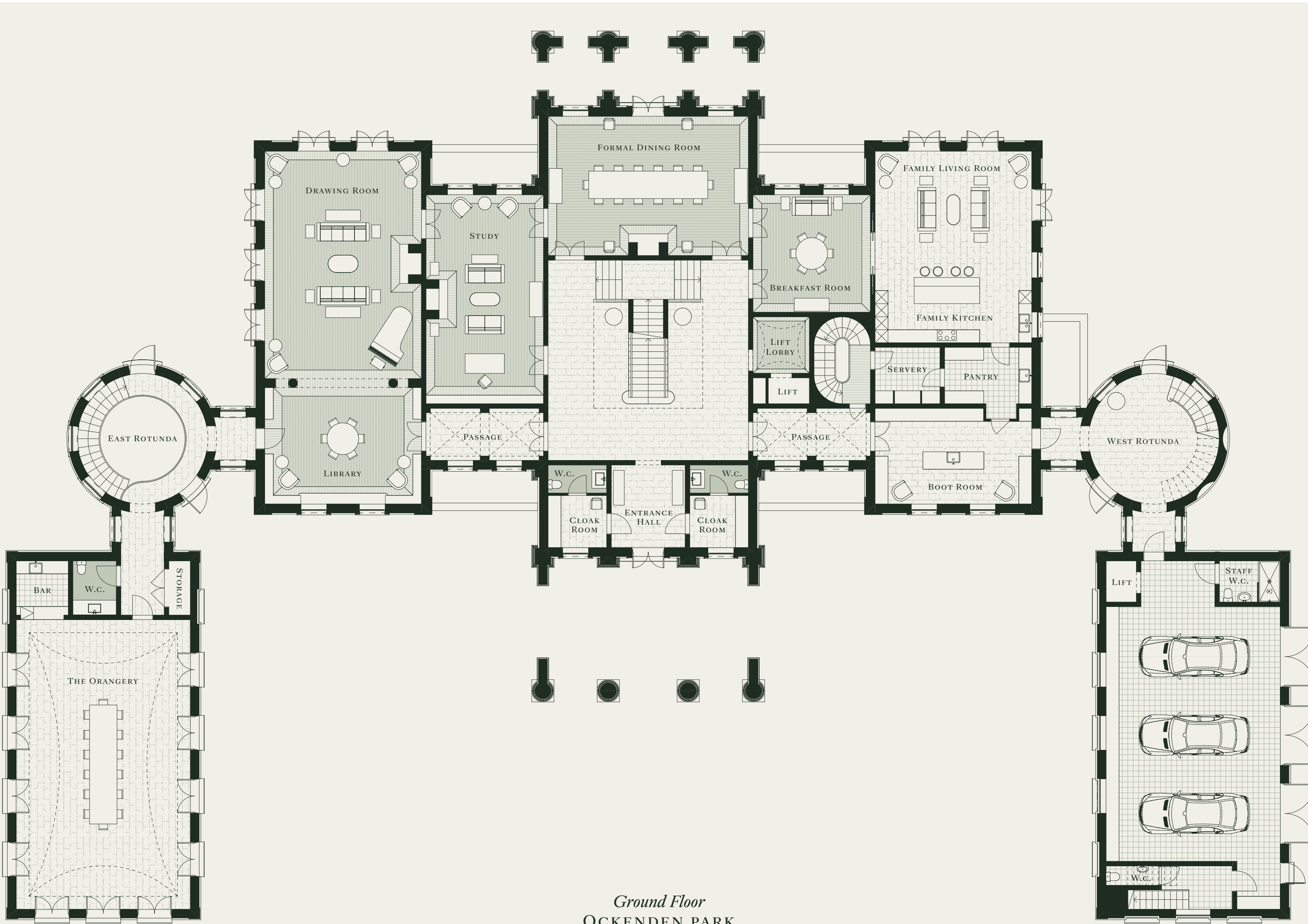


THE HOUSE



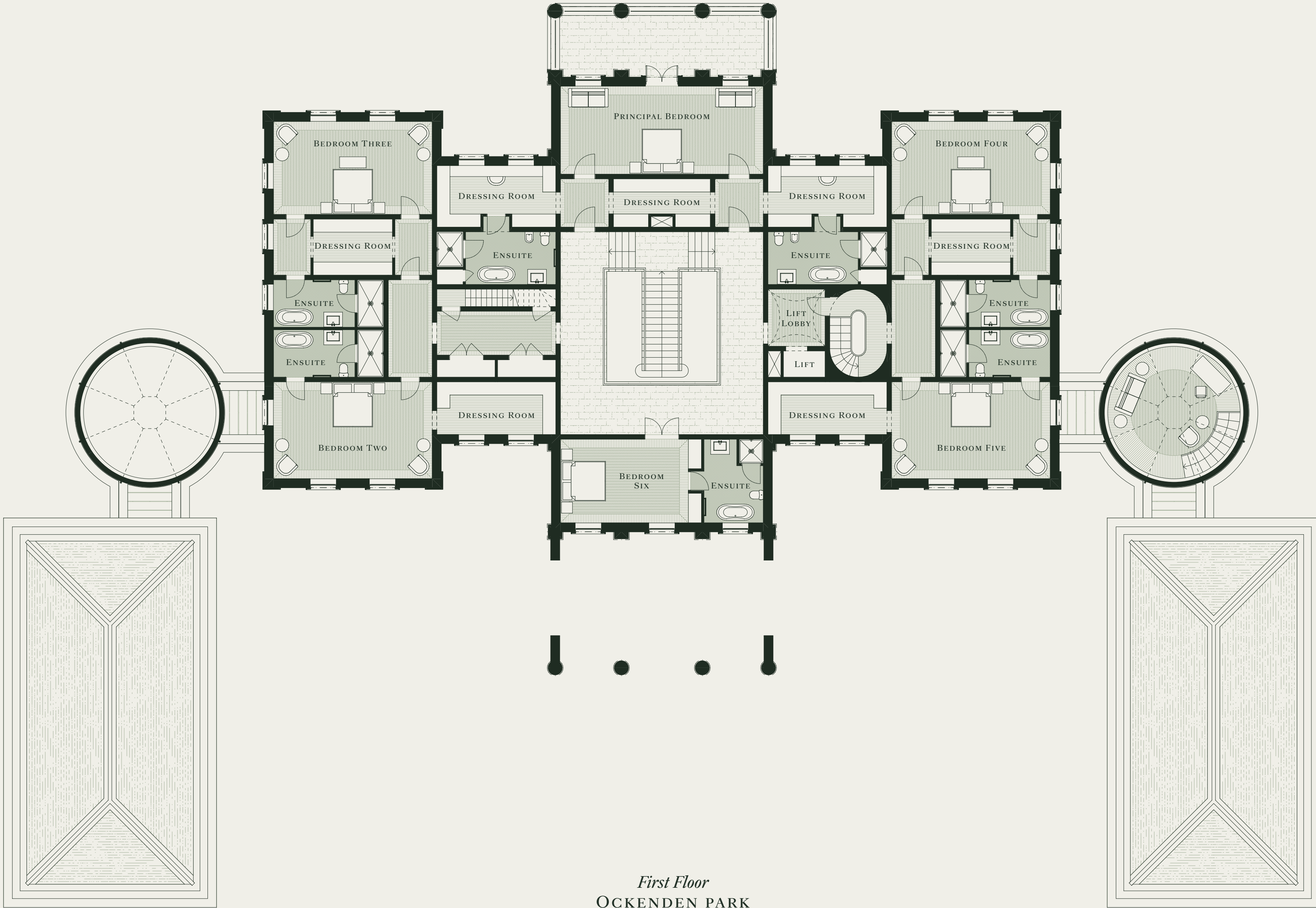
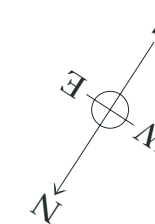
From the outside, OCKENDEN PARK is a paragon of Regency splendour. The symmetry of its grand portico and copper-domed rotundas recalls the golden age of England's cultural flowering — a world of grace and refinement immortalised in the works of Wordsworth and Austen, Byron and Shelley, Turner and Constable. Inside, all is light and space and possibility. Every proportion, every angle, every turn takes its inspiration from Euclid's golden ratio. Your every need is anticipated.





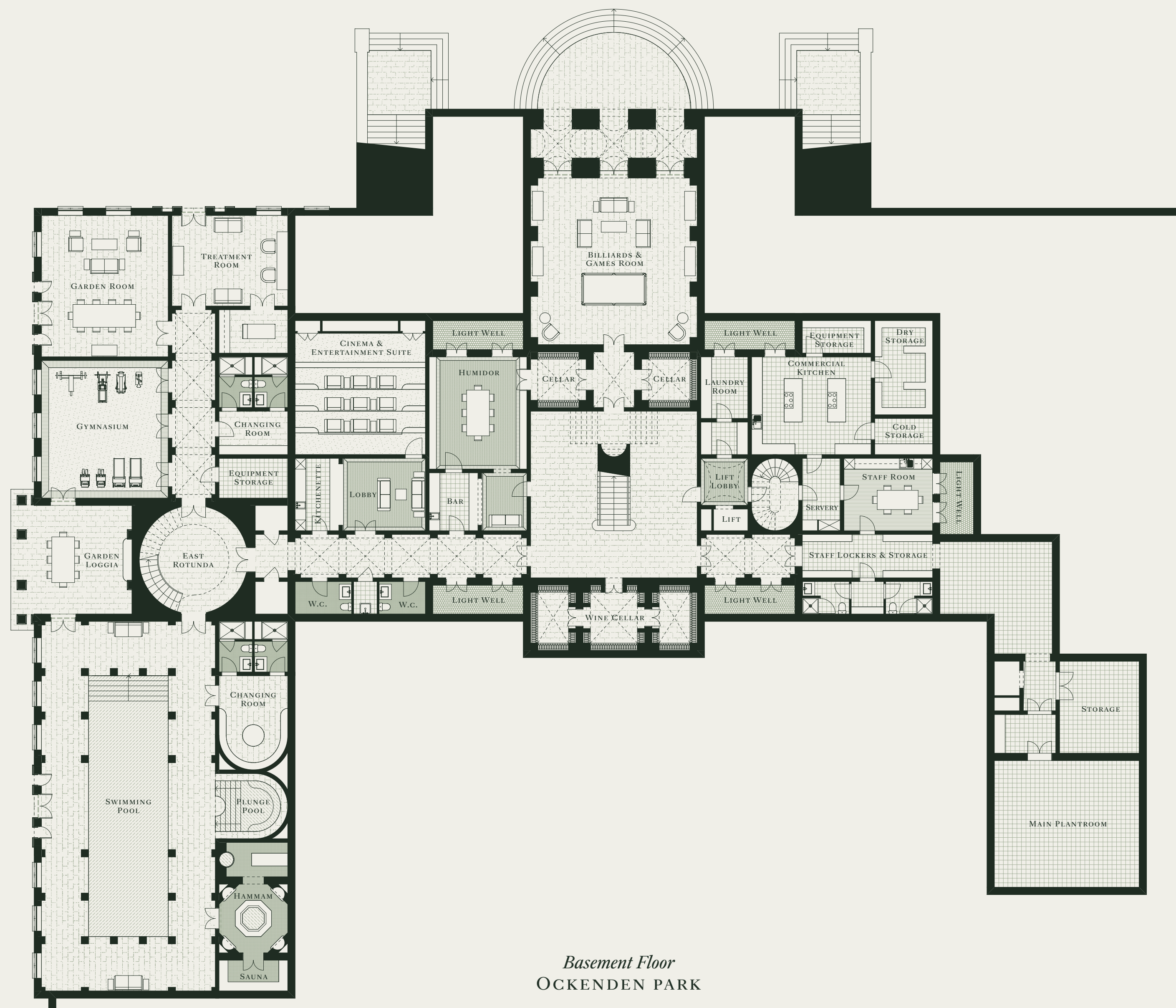
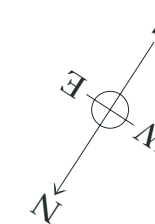
Ground Floor
OCKENDEN PARK

AREAS
10,739 sq ft | 998 sq m



First Floor
OCKENDEN PARK

AREAS
6,544 sq ft | 608 sq m



Basement Floor
OCKENDEN PARK

AREAS
15,232 sq ft | 1,415 sq m



THE LANDSCAPE



Beyond the house, a contemporary take on a romantic English landscape. Forty acres of land styled for year-round delight. The soft geometric elegance of the formal gardens. The secluded bliss of woodland walks, glimmering lakes and babbling brooks. The drama of the terraced amphitheatre. The bucolic sweep of the deer park as it rises up to an artfully wooded fringe on all sides.







NEAR COPPICE

POND

THE HOUSE

ALDER CARR

THE LAKE

BOAT HOUSE

THE AMPHITHEATRE

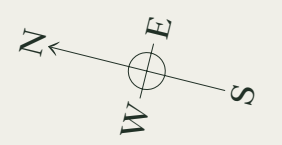
DEER PARK

PADDOCK

STABLES

FOLLY

FAR COPPICE



THE TEAM



OCKENDEN PARK is the vision of a carefully selected team of elite architects, garden and interior designers. Each an award-winning leader in their own field with a proven track record of success, they are united by their singular passion for the aesthetic purity of the classical English country house.





“This truly remarkable site offered us the rare opportunity to create a home at a scale and style worthy of its generous and secluded setting. With its twin rotundas, central stair, porte-cochère and orangery, OCKENDEN PARK combines the finest architectural elements of the English country house with all the trappings of modern living, making it a home unlike any other.”

ROBBIE KERR RIBA



ARCHITECTURE

ADAM Architecture is recognised worldwide as the leading practice in the field of classical and traditional architecture. The award-winning homes that it creates combine contemporary luxury with timeless architecture, with every high-quality detail descending directly from that most quintessential of English institutions, the country house. OCKENDEN PARK has been designed by practice director Robbie Kerr, with input from specialist lighting consultant Richard Aldridge, whose clients include the Louvre, Holkham Hall and other cultural institutions..

ADAM ARCHITECTURE

Named ‘People’s Choice’ award winner at the Chelsea Flower Show 2022, Richard Miers Garden Design is recognised as a leading light in the industry. From English country houses to London town gardens, Richard and his team draw on their deep body of work to create finely balanced designs in which a seamless harmony is created between exquisite planting and visionary landscaping. It is a practice that puts clients at the heart of the design process, working closely with them every step of the way to deliver truly exceptional, classically contemporary and timelessly elegant gardens.



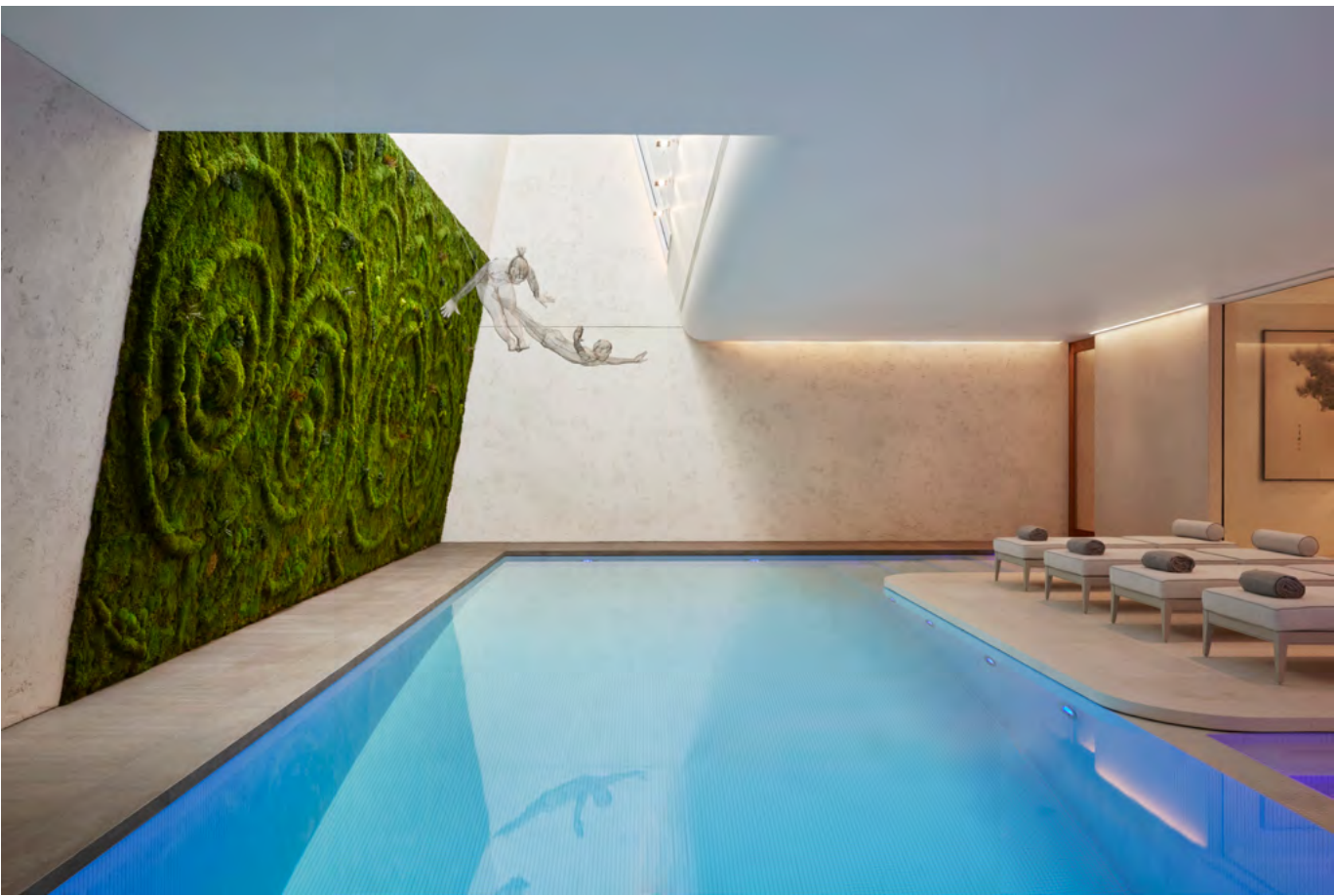
“Our aim was to provide a suitably stunning vista as you approach OCKENDEN PARK; to nestle the property within a romantic English naturalistic landscape of woods, lakes and parkland; and to create a timelessly beautiful garden around the house itself.”
RICHARD MIERS





INTERIOR DESIGN

Katharine Pooley is one of the most respected, creative and original British luxury interior designers working around the world today. Named ‘British Interior Designer of the Decade’, she heads a studio of fifty specialist designers, championing the finest British furniture and lighting craftsmen and harnessing their talents to create richly layered, high-quality, meticulously delivered and breath-takingly beautiful interiors.

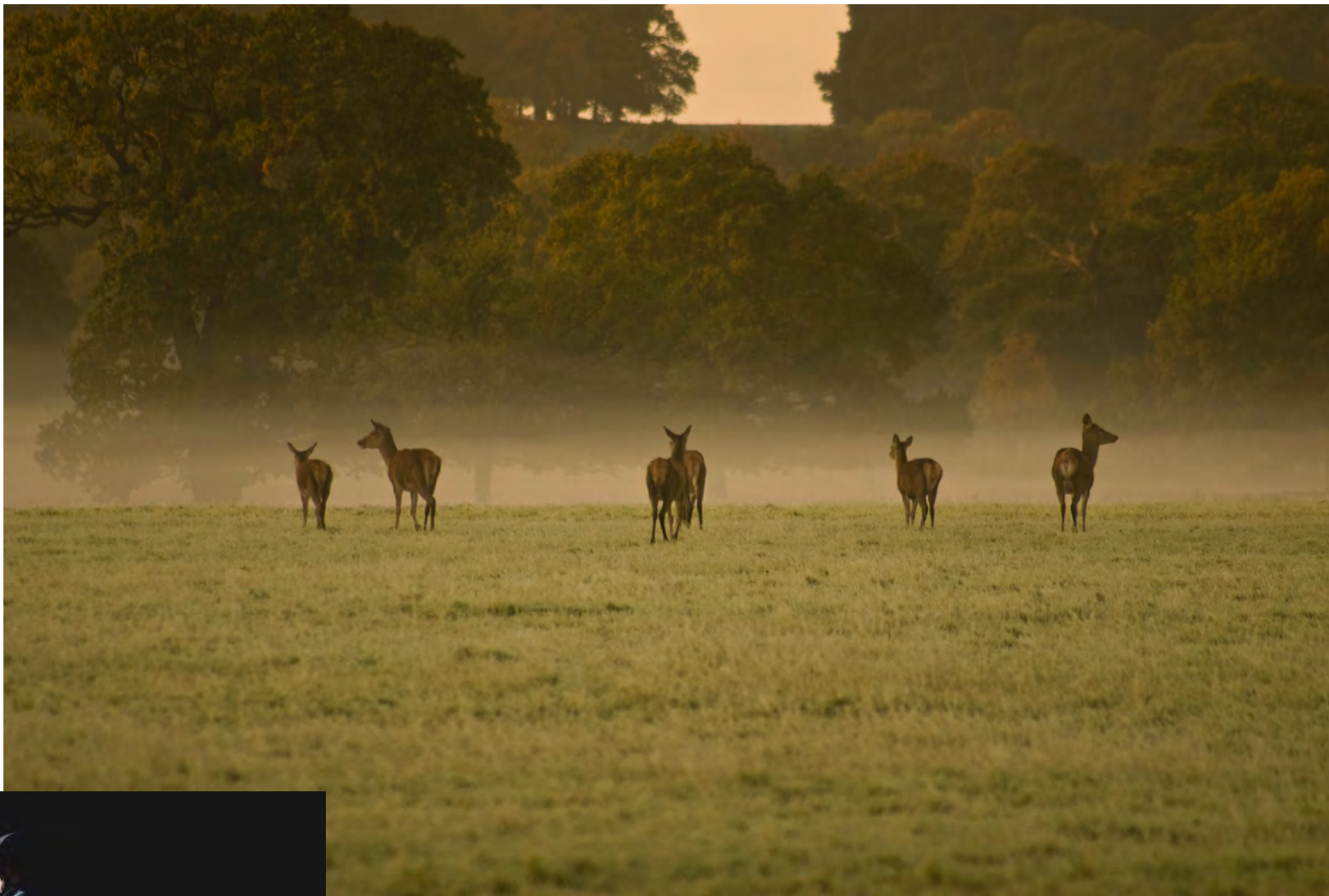


KATHARINE POOLEY

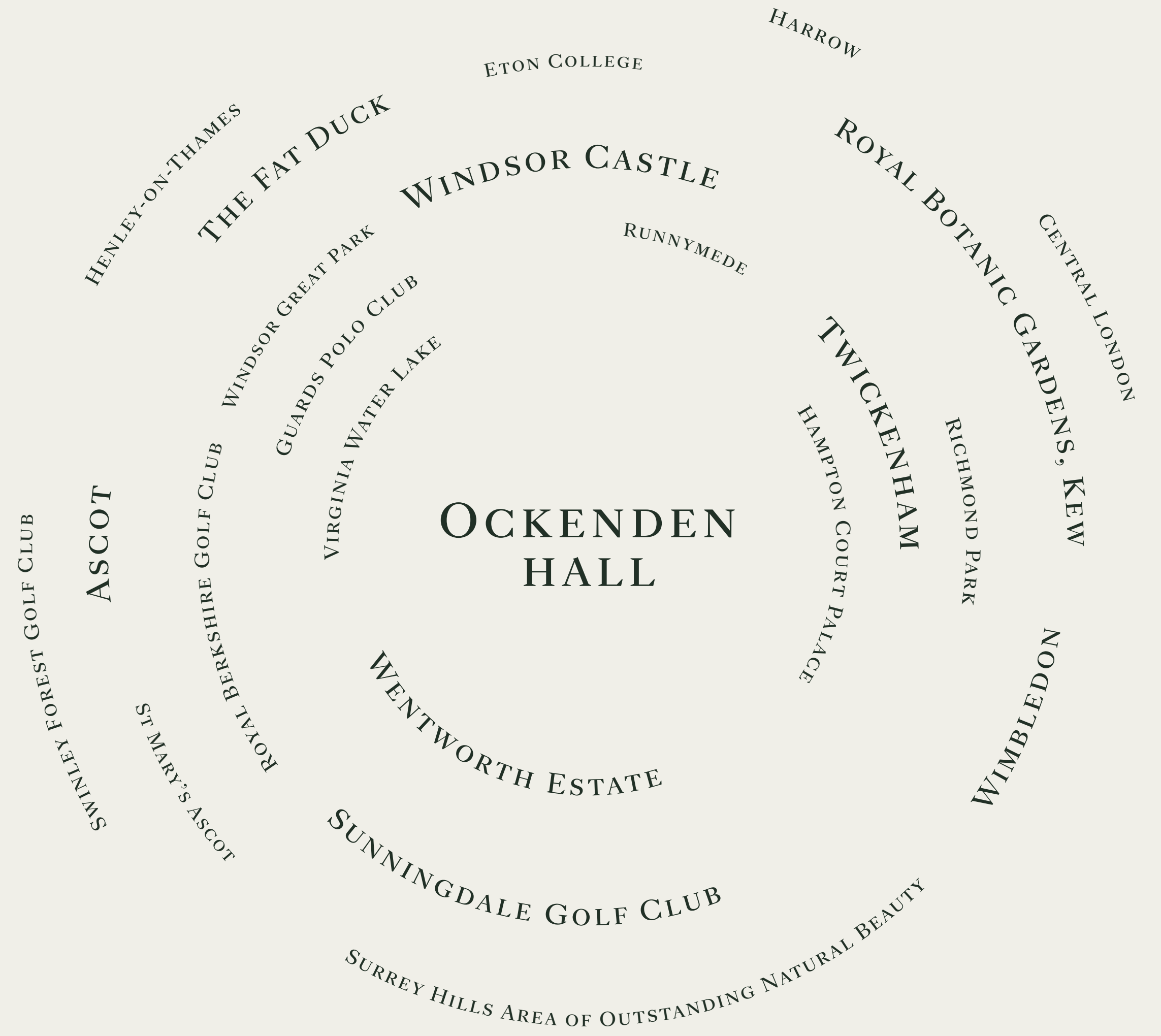
THE LOCATION



OCKENDEN PARK is a country estate steeped in the rich history and character of its location. Away from the hurl and burl of London, no other area in England is more highly prized than Virginia Water. This is the sceptred realm of kings and queens. A land of pageantry and tradition, chukkas and regattas. Where genteel village greens nestle alongside championship golf greens.



WINDSOR CASTLE AND WINDSOR GREAT PARK





VIRGINIA WATER
ETON COLLEGE
GUARDS POLO CLUB
ROYAL ASCOT





OCKENDEN PARK offers privacy, seclusion and tranquillity all within easy reach of Central London or to your choice of public and private international airports.

- OCKENDEN PARK
- >
- HEATHROW AIRPORT *12 minutes by car*
- BIGGIN HILL AIRPORT *1 hour by car*
- FARNBOROUGH AIRPORT *31 minutes by car*
- GATWICK AIRPORT *43 minutes by car*
- LONDON WATERLOO *45 minutes by train*

PLANNING CONTEXT



An existing planning permission has been lawfully implemented and certified by Runneymede Borough council for the development of ten houses with a combined floor area of 2,126m² with the total volume being 6,627m³. The permission benefits from a private access via a new junction with Stroude Road.

Adam Architecture have prepared an indicative scheme for a single country house that would be looked upon favourably.

An incoming purchaser which would be required to submit a new application.

A comprehensive planning note has been prepared by Metropolis Planning in conjunction with Adam Architecture and is available on the data room.



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OCKENDEN
/'ɒkʌnd(ə)n/
Dweller at the Oak Valley
[Old English *ácen*, from *ác*, oak tree + *denu*, a valley]

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