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PRIVATE VIEW



A new dawn

IN WENTWORTH

Dawn Hill sets a new standard for the tree-lined avenues of the Wentworth Estate, raising the bar in an exclusive enclave that is home to some of the country's grandest and most desirable properties

With its sweeping drive, mature grounds and Georgian proportions, Dawn Hill is a 21st century home rooted in the finest English traditions. Set within three beautifully landscaped acres, this landmark property offers 26,250 square feet of state of the art space. Yet if the first impression is one of scale, it is attention to detail that really sets Dawn Hill apart. Robert Osborn, Managing Director of developer Consero, explains his team's vision for this thoroughly modern manor house.

"Our goal was to create a property that would do justice to one of the finest plots on the Wentworth Estate," he says. "Sourcing the very best materials and products from near and far is always a given for us – we then go further to create an environment and experience that is truly one-off."

Dawn Hill's elegant motif is a thread that flows throughout the property, from the grand portico entrance to the handcast balustrades, ornate cornicing and brass detailing in the cabinetry.

It is just one of the architectural and design team's unique touches that are evident everywhere you look. **The façade is French limestone quarried from Beaune with intricate carving by stonemasons in Paris.** The signature lighting is handmade in Europe and includes a striking gilt and coloured glass chandelier that extends along the 22-seat banqueting table. The book-matched marble in the suite bathrooms is the rarest Arabescato and Palessandro, and even the door handles were an opportunity to commission works of art in handblown glass and silver from local artisans. The vast, marble-lined lobby sets the scene for entertaining in the grandest style. It leads onto a series of dramatic interconnecting spaces – each high-ceilinged and flooded with light – that flow from the top-specification family kitchen through to a formal dining hall and further reception rooms. All feature the exquisitely detailed plasterwork that has

become a Consero hallmark and open onto the expanse of terrace that faces south to the wide terraced lawns and wooded boundary of the property.



More intimate in scale but equally luxurious in their design and detailing are the ground floor study, library and family room.

Upstairs are six generously proportioned and private suites. The master suite has opulent 'his and hers' dressing rooms lined with an array of bespoke cabinetry, while the bathrooms feature book-matched marble and crystal taps from celebrated French design house THG.



On the lower ground floor, the tone is altogether more relaxed, but no less luxurious. The centrepiece is the leisure complex with 13-metre swimming pool, steam room, sauna, gym and sun room. The site allows the space to open seamlessly onto a broad, sheltered limestone terrace. This level also features a cinema room that is one of the finest to be installed anywhere in a private home. "It is a no-compromise specification," says Osborn. "From the digital screen

technology, and tiered sofa seating to the acoustics, everything has been considered to deliver the ultimate cinematic experience.”



Further highlights include a temperature-and humidity-controlled 2,000-bottle wine cellar, a games room and bar, a massage room and treatment suite and a 10-car underground garage (in yet another example of the Consero team going the extra mile, the garage’s flooring is the same as that of one of the top Formula 1 team’s factory). The adjacent staff apartment has four bedrooms and a dedicated entrance.

Knight Frank Partner James Cleland, who has been marketing property on the Wentworth Estate for many years, describes Dawn Hill as a ‘game changer’.

“Robert and his team have a great deal of experience of working with a discerning clientele and have developed an intuitive understanding of what they look for in a property.” He comments. “From the quality of the design and detailing to the grandeur of the house and grounds and the privacy they afford, Dawn Hill is a residence that delivers on every front. It is the kind of statement property that comes along very rarely indeed.”