



THE HAUTBOY

1864 - 2014





THE
FACTORY



THE HAUTOBOY

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A selection of exclusive apartments with a beautiful mix of artisanship and a contemporary design, The Hautboy is luxury redefined.

Hewn from a Grade II Listed local landmark, this exclusive development is located in the semi rural village of Ockham, yet within easy reach of central London.

BIRCHWOOD HOMES

Birchwood Homes was established in 1996 and specialises in the development of high quality properties within the South East of England. Birchwood is committed to building quality sustainable homes and understands the benefits of incorporating sustainable design principals in to our new developments, together with respecting the surrounding environment.

We believe our experience, enthusiasm and innovative approach to projects ensures that we retain our successful reputation.

SPECIFICATION

- ◆ Bespoke hand crafted kitchens with Silestone worktops, Siemens appliances include; single multi-function oven, combination oven with microwave, 5 zone induction hob, integrated fridge freezer, dishwasher, washer dryer and a Caple wine cabinet.
- ◆ Wall hung sanitary ware by Villeroy-Boch
- ◆ Wall hung vanity unit's
- ◆ Hansgrohe mixer taps and shower controls
- ◆ Solid oak doors with polished chrome door furniture
- ◆ Built in wardrobes to all bedrooms
- ◆ Floor coverings to all apartments: Porcelanosa tiles to kitchens and fully tiled bathrooms, carpet in lounge and bedrooms.
- ◆ In addition Apartment 2, has wooden flooring to entrance hall and lounge.
- ◆ All TV points are wired for Sky & Sky+
- ◆ High performance gas fireplaces in apartments; 1, 2, 6 & 7
- ◆ BT internally wired to lounge and bedroom ready for purchaser to make final connection.
- ◆ Video entry phone system to all apartments

- ◆ Cat6 cabling has been installed, which could be used for; Distributed Local Networking, CTV, Broadband, Internet TV, Smart TV connectivity, Wireless integration, Telephony, Video Distribution
- ◆ Fitted intruder alarm
- ◆ Down-lighters throughout
- ◆ Residents private gym
- ◆ Individual basement storage rooms
- ◆ BLP Warranty
- ◆ 125 year Leasehold

External Areas

- ◆ Landscaped communal gardens
- ◆ Private garden area's to apartments 2 & 5
- ◆ Secure cycle store
- ◆ Private secure surface parking



Internal Image Pictured: Apartment 2



Internal Image Pictured: Apartment 1

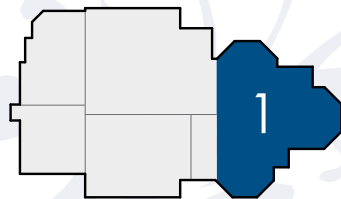
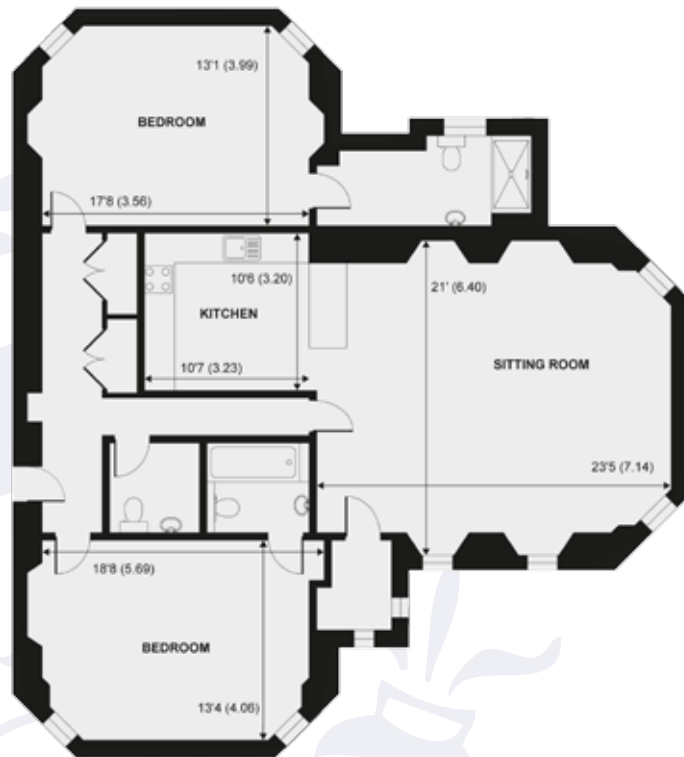


Internal Image Pictured: Apartment 1



Internal Image Pictured: Apartment 2

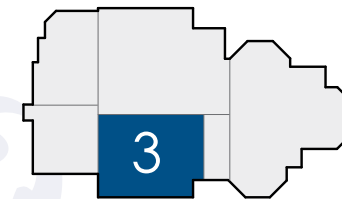
APARTMENT 1



Ground Floor

1,473 sq ft

APARTMENT 3



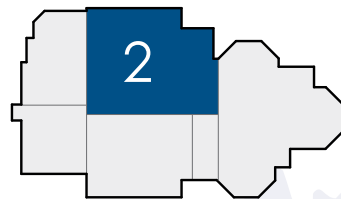
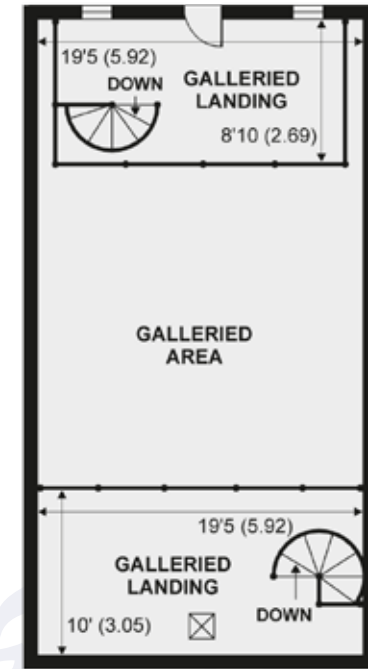
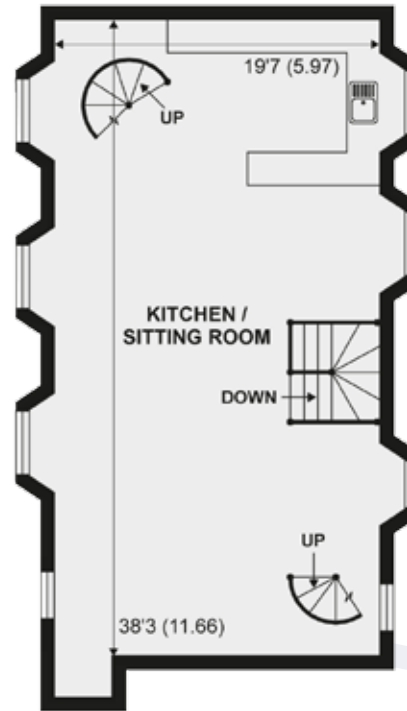
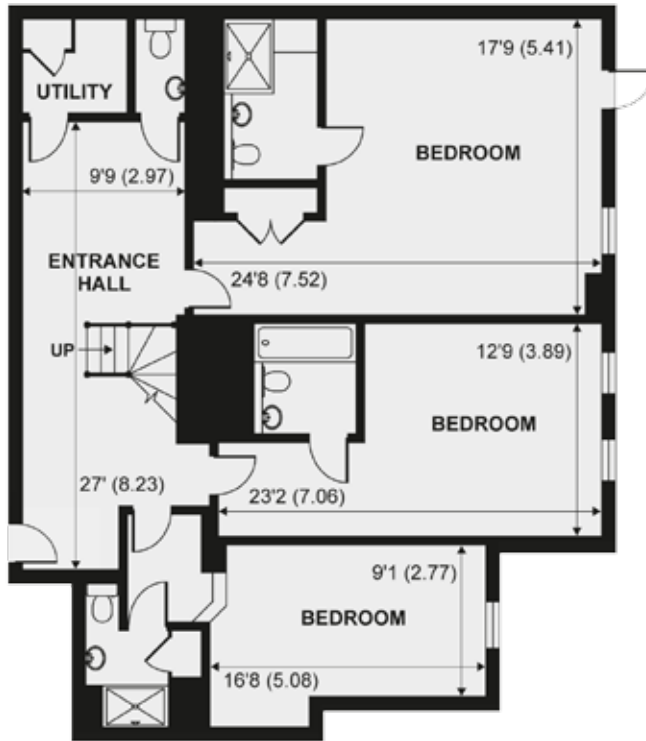
Ground Floor

738 sq ft



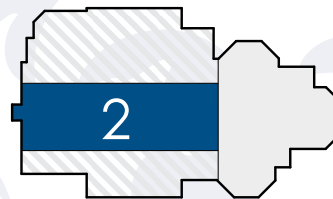
Internal Image Pictured: Apartment 2

APARTMENT 2



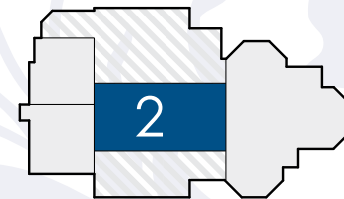
Ground Floor

1,354 sq ft



First Floor

806 sq ft



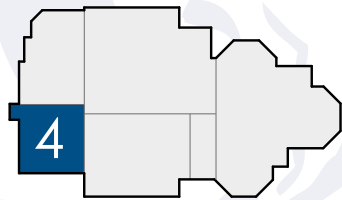
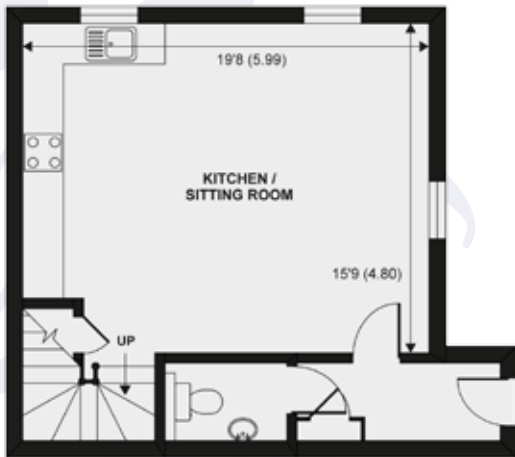
Second Floor

374sq ft



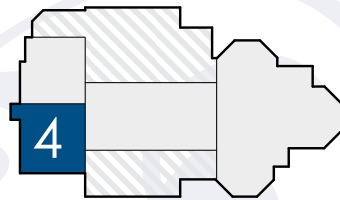
Internal Image Pictured: Apartment 2

APARTMENT 4



Ground Floor

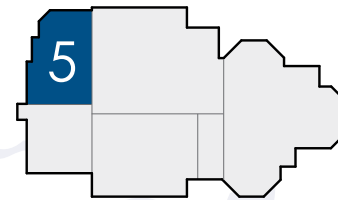
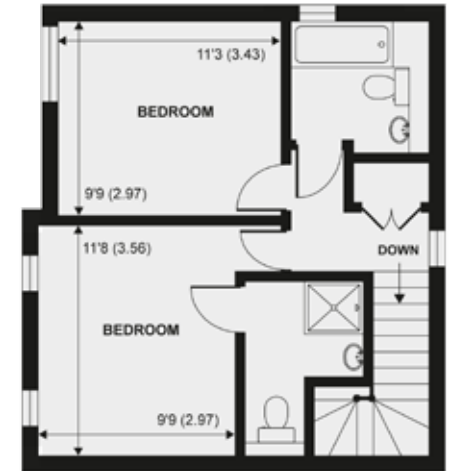
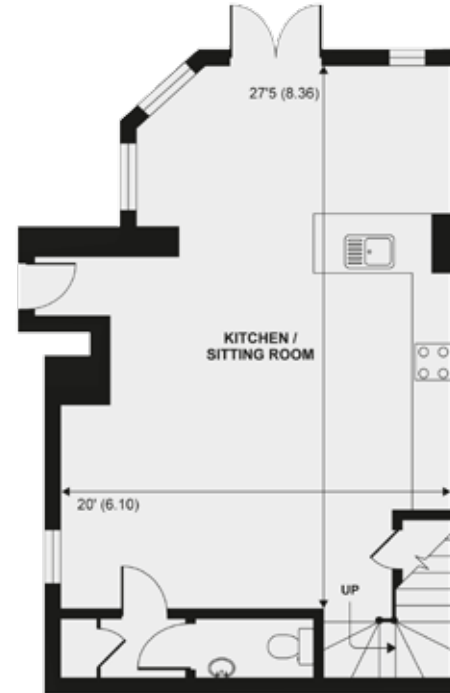
423 sq ft



First Floor

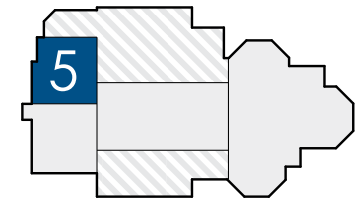
417 sq ft

APARTMENT 5



Ground Floor

576 sq ft



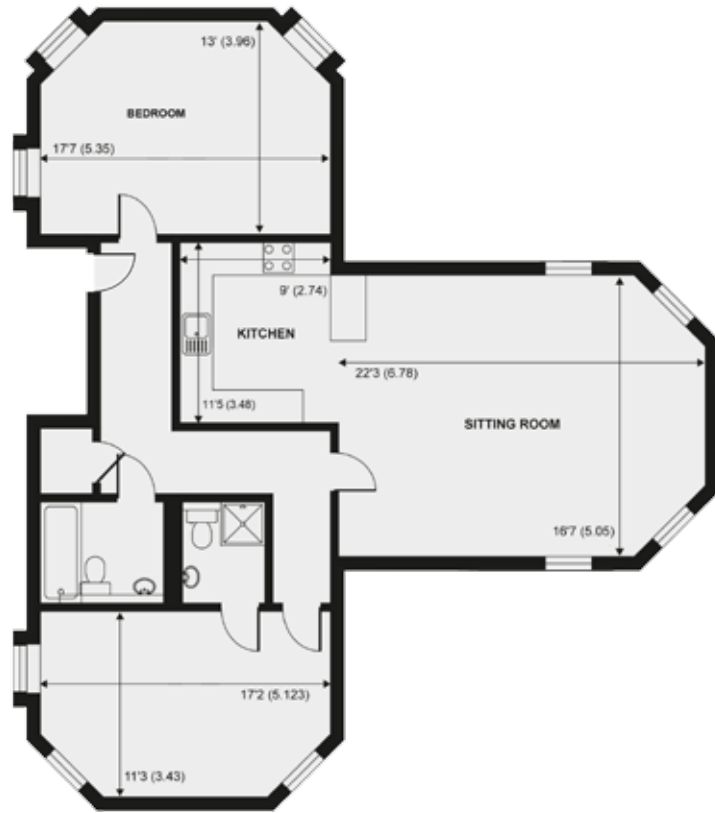
First Floor

426 sq ft

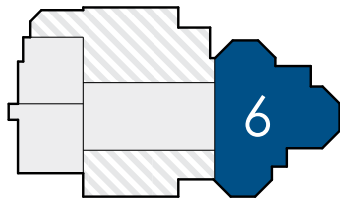


Internal Image Pictured: Apartment 2

APARTMENT 6 & 7

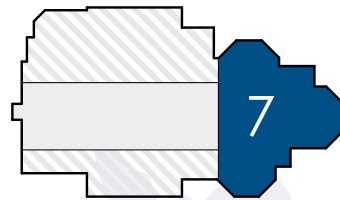


BASEMENT



First Floor

1,170 sq ft



Second Floor

1,184 sq ft (Handed)



Lower Ground Floor

Communal Gymnasium



THE HISTORY OF THE HAUTOBOY

The Hautboy Inn at Ockham was built in 1864 by William, 1st Earl of Lovelace, Lord Lieutenant of Surrey and owner of Ockham Park. It replaced the old Hautboy and Fiddle Inn at Bridge End, Ockham, which the Earl had acquired in 1853 when the previous owner went bankrupt. Lovelace adopted the rather fanciful neo-gothic architectural style which he used for his property throughout the area. The materials used for the building were the famous Ockham bricks, baked in the brickyards off Long Reach, for which the Earl had received a medal at the Great Exhibition in 1851. The Inn was adorned with quatrefoils (four-petalled flowers) and highly decorated mock-Tudor windows and Lovelace is said to have personally supervised the bending by steam of all the roof beams. It was a process on which the Earl was an authority and upon which he had delivered a paper to the Institution of Civil Engineers, of which he was a member in 1849. A feature of the great hall, in which the tenants paid their rents twice a year to the Earl's agent, was the immense chandelier said to have been once the wheel rim of a carriage belonging to the King of Spain.

Lord Lovelace was extremely conscious of his family connections and this fact is illustrated by the five shields of arms which could be found decorating the outside walls of the Hautboy, each surmounted by the Earl's coronet. Three of these shields contain the arms of King (three silver spearheads on a black field beneath as many axe heads on a blue field) with an inescutcheon or shield within a shield bearing the arms of Byron (three red bendlets on a silver field). This particular representation commemorates the

marriage in 1835 of Lovelace, then Lord King, with Augustus Ada, only daughter of the famous poet, Lord Byron. The other two shields bore the arms of Noel (red trellis work with an ermine corner on a gold field) and marked the occasion in 1860 when the Earl inherited a fortune from the Noel family, relatives on his wife's side of the family. In order to acquire this wealth the Earl adopted the name and the arms of Noel, and most of his buildings from then on were decorated with the quartered arms of King and Noel, thus emphasising that Lovelace was no longer William King but William King-Noel.

The Hautboy – the name is derived from the French haut-bois, the wooden instrument producing a high-pitched note, now known as the Oboe. The premises had their moment of notoriety in October 1898 when Mrs Martha Sprague, the landlady, refused to serve Viscountess Harberton, a prominent Rational Dress campaigner, with lunch in the coffee room and instead offered her accommodation in the more Spartan bar parlour, because she felt it might upset her coffee room customers. Mrs Sprague had objected to the knickerbocker costume which the Viscountess wore for cycling instead of the then usual full-length skirt.

A prosecution for failing to provide a traveller with refreshment was brought by the Cyclists' Touring Club on Lady Harberton's behalf, but at the Surrey Quarter Sessions in Kingston in April 1899 the case was dismissed on the ground that the bar parlour was adequate, even for a Viscountess. Of course, in more recent times the Hautboy welcomed customers in trouser suits in any of its

rooms, so much that on the centenary of the court hearing, the management was delighted to entertain Lady Harberton's descendants, even though some were in costume! Indeed, because The Hautboy agreed all those years ago to serve Viscountess (albeit not in the room of her choice), it can be claimed that they helped indirectly to make it acceptable for women generally to wear divided clothing in public!

The Earl of Lovelace died in 1893 and his Ockham estates, including the Hautboy were inherited, first by his elder surviving son Sir Ralph Milbanke, 2nd Earl of Lovelace, and finally by his grand-daughter Judith Baroness Wentworth.

On Lady Wentworth's death in 1957 the Hautboy, like the rest of the Ockham property, passed out of the family gradually losing much of its original splendour. It has now been restored to its former glory albeit as a residential property rather than an Inn.





O C K H A M

Ockham is a beautiful, small village that nestles into the countryside near East Horsley in Surrey. The village lies to the east of the A3 between Cobham and Guildford, where you will find a selection of excellent schools, retail outlets, restaurants and leisure facilities. Other neighbouring villages include Ripley, Wisley and Effingham. With easy access to both the A3 and the M25 it is ideally situated for journeys to Central London, Heathrow, Gatwick and the South Coast.

Ockham Village appears in Domesday Book of 1086 as Bocheham, it has several claims to fame, most notably, Ockham is believed to be the birthplace of William of Ockham a famous Mediaeval philosopher and the proponent of Occam's razor and more recently, Ada Lovelace daughter of Lord Byron who lived at Ockham Park.

There are several notable local attractions nearby, Ockham Common is to the north east of the village, where you can find many miles of beautiful countryside. The RHS Wisley and the Surrey Hills are on the doorstep, making this an ideal location for ramblers, horse riders and cyclist alike. Ockham also has a small church - All Saints, a memorial to those who gave their lives in the Great War and World War II, a cricket club and the pub The Black Swan (near Ockham Common).



The Black Swan
ESTD 1850

The Black Swan
CAR PARK
ENTRANCE
25 YARDS

Hatchford	1 1/2
Downside	2 1/4
Cobham	2 1/4
Guildford	8
Effingham	2 1/2
Leatherhead	6



NEARBY

Postal Address

The Hautboy, Ockham Lane, Ockham, Surrey, GU23 6NP

Shopping

- ◆ Kingston-upon-Thames - 15 miles
- ◆ Guildford - 10 miles

Trains from Effingham Junction - 2 miles

- ◆ Guildford - 20 minutes
- ◆ London Waterloo - 46 minutes
- ◆ Clapham Junction - 37 minutes
- ◆ Wimbledon - 30 minutes

Motorways

- ◆ A3, Ripley - 0.6 miles
- ◆ M25, Junction 10 - 3 miles

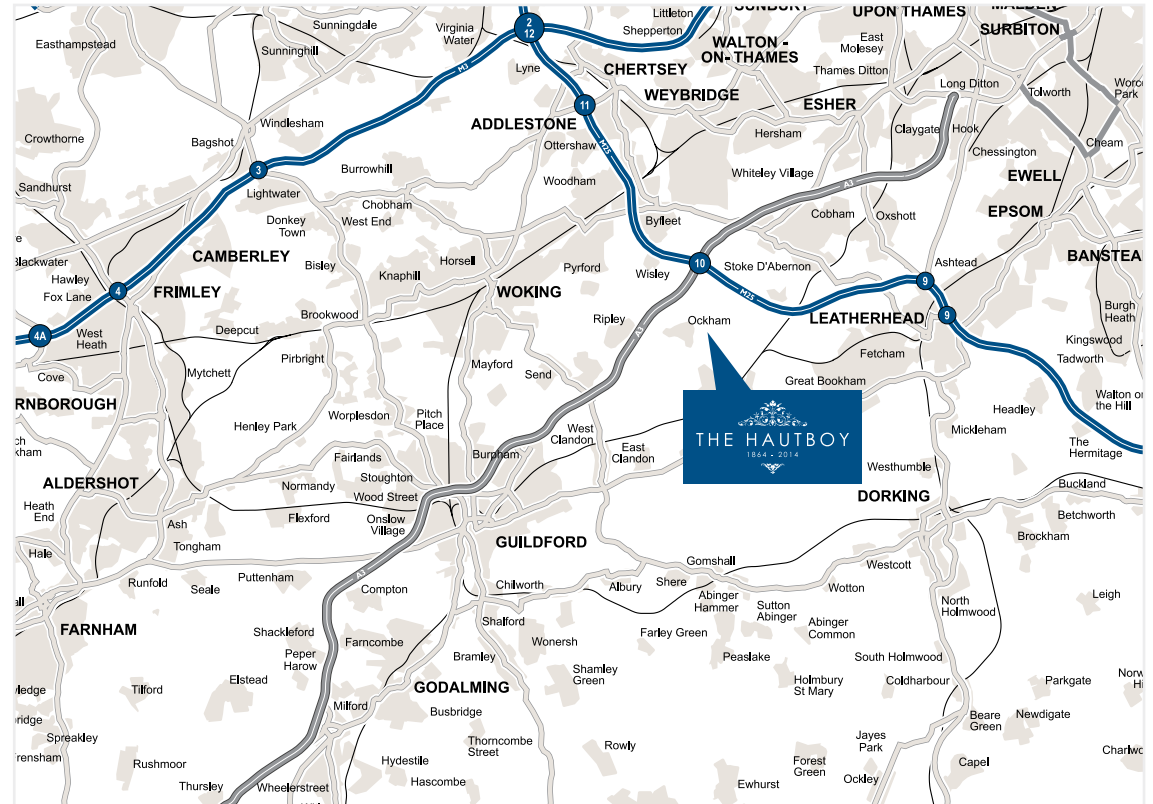
Airports

- ◆ Heathrow - 19 miles
- ◆ Gatwick - 26 miles
- ◆ London City - 33 miles

Golf

- ◆ Effingham Golf Course - 4 miles
- ◆ Wisley Golf Course - 2.5 miles
- ◆ Silvermere Golf Course - 6 miles
- ◆ Burhill Golf Club - 2 miles

All distances are approximate



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