



GLEN LODGE

ST. GEORGE'S HILL
WEYBRIDGE, SURREY



GLEN LODGE

OLD AVENUE, ST. GEORGE'S HILL
WEYBRIDGE, SURREY

Significant family house with far reaching views.

Weybridge – London Waterloo 28 minutes • M25 (J10) – 3 miles • Central London – 21 miles (via A3 – 2.5 miles)
Heathrow Airport – 13 miles • Gatwick Airport – 21 miles
(all mileages are approximate)

4 reception rooms, orangery, study, kitchen/breakfast room, master bedroom suite including secondary study, 5 further bedrooms and 3 bathrooms (1 en suite), utility room, guest cloakroom, cellar, landscaped gardens with outdoor pool and tennis court, pool house with kitchenette and cloakroom

Detached cottage with integrated double garage

Grounds of 2.73 acres



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DESCRIPTION

Glen Lodge is an impressive family residence with excellent proportions. It is thought to be one of the first houses built by W G Tarrant.

The property is approached via a long gravel driveway lined with green hedging leading to a circular forecourt with parking for several cars. Additional parking is provided in the double garage.

The property has been well maintained over the years and many of the original features have been retained.

Being on such an elevated position, Glen Lodge has distant views over the Surrey countryside as well as over the St George's Hill Golf Course.

The spacious reception rooms include the triple aspect drawing room with views, library, dining room with square bay window overlooking the rear garden and double aspect family room with access out onto the rear terrace area. These spaces are ideal for entertaining.

The kitchen/breakfast room is fitted with cream units and marble work surfaces and a central island and double doors leading out to the terrace.

There is also a study, utility room and guest cloakroom and access to the cellar.

On the first floor is a generous master bedroom suite which gives access to a study, which can also be used as a nursery. Five further bedrooms and three bathrooms (one en suite) complete the accommodation on this floor.



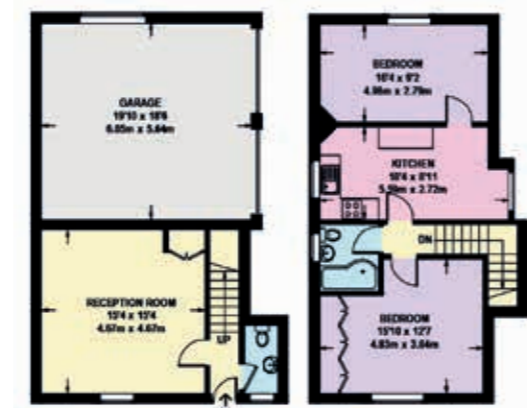
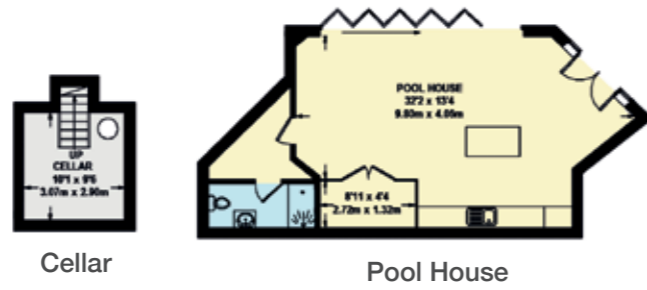


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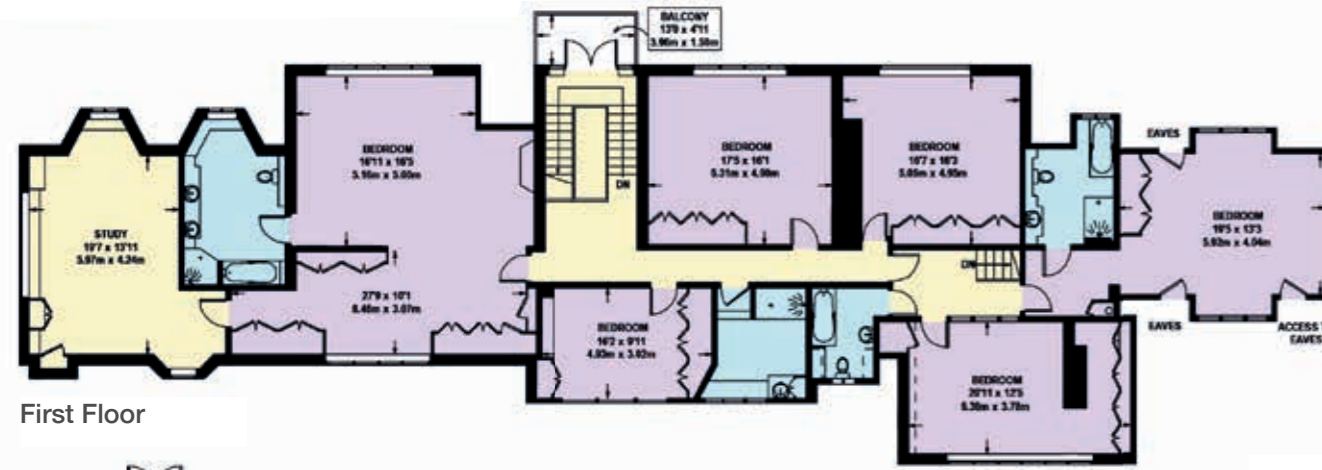
Approximate Gross Internal Floor Areas
 Cellar: 9.6 sq m / 103 sq ft
 Ground Floor: 378.2 sq m / 4,071 sq ft
 First Floor: 285.7 sq m / 3,075 sq ft
 Garage: 34.9 sq m / 376 sq ft
 Pool House: 55.5 sq m / 597 sq ft
 Total: 763.9 sq m / 8,222 sq ft

COTTAGE

Approximate Gross Internal Floor Areas
 Ground Floor: 29.1 sq m / 313 sq ft
 First Floor: 54.0 sq m / 581 sq ft
 Total: 83.1 sq m / 894 sq ft



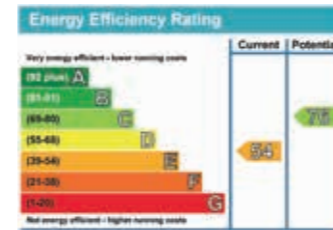
Cottage Ground Floor Cottage First Floor



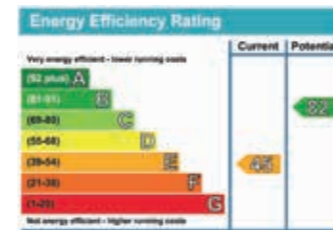
First Floor



Ground Floor



House EPC



Cottage EPC



OUTSIDE

The landscaped rear gardens slope down to the Golf Course. There is an elevated full width sun terrace with stunning views and pathways down to a lower terrace with an ornamental circular fish pond. Further steps lead down to the swimming pool area and pool house, ideal for summer entertaining. There is also an all weathered tennis court, an orchard and rose garden.

The magnificent and unusual gardens, extend to in all about 2.73 acres which is quite exceptional and much larger than average on this exclusive gated estate.

In addition there is a detached self contained cottage with a living room, kitchen, two bedrooms and bathroom, ideal for a housekeeper or au pair.





LOCATION

St George's Hill is Internationally renowned as one of the most sought-after private estates in England.

Access onto the private, gated estate is controlled during the day by the estate's security personnel and is restricted at all times.

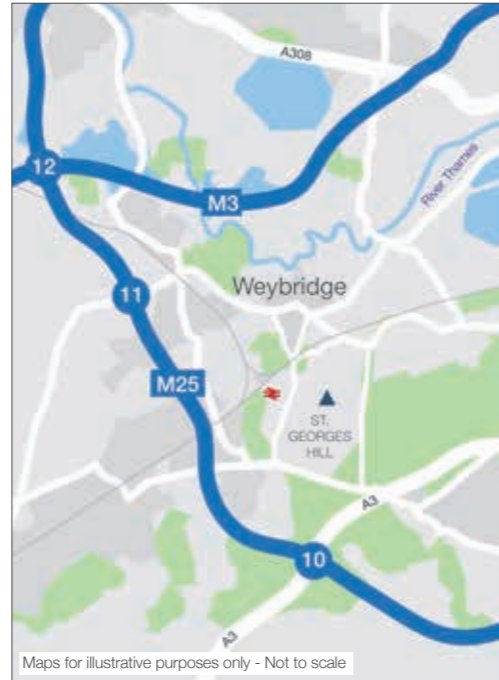
St George's Hill is set in some 900 acres and features a private championship standard golf course and a separate private members tennis and squash club. The Tennis Club is one of the foremost Racquet Sports Clubs in England, with 30 grass and all-weather tennis courts, 2 indoor courts and 4 squash courts.

The Tennis Club also has a 20 metre indoor swimming pool, a well-equipped gym and a restaurant and bar.

In addition to the on-site sporting facilities, there are many other challenging golf courses locally including Burhill, Wisley, Woking, Foxhills, Queenwood, Worplesdon and West Hill.

Racing is available at Sandown Park, Ascot, Epsom and Windsor. Polo can be enjoyed at Guards Polo Club and The Royal Berkshire Polo Club.

St George's Hill offers an ideal location for families looking for security and privacy and there are several excellent English and International schools in the area including Reeds School, St George's College and The ACS International School at Cobham.



Whilst every care has been taken in the preparation of these particulars, all interested parties should note: i) The description and photographs are for guidance only and are not a complete representation of the property. ii) Plans are not to scale, are for guidance only and do not form part of the contract. iii) Services and any appliances referred to have not been tested, and cannot be verified as being in working order. iv) No survey of any part of the property has been carried out by the Vendor/Lessor or Savills. v) Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience, an approximate Imperial equivalent is also given. vi) Only those items referred to in the text of these particulars are included. vii) Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement. Brochure designed by RDM Agency Ltd.



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