



# BARFIELD

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



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WEYBRIDGE, SURREY

*Arguably one of the finest positions on St George's Hill, with breathtaking 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)

Entrance hall, drawing room, sitting room, dining room, garden room, kitchen/breakfast room, family/playroom, study, cellar, 7 bedrooms and 5 bathrooms

Staff annexe/suite

Separate cottage within grounds of about 2.3 acres (0.93 hectares) with a swimming pool, pavilion and tennis court

Garaging for 6 cars

Approximate gross internal area main house 8,665 sq ft (805 sq m) cottage 1,001 sq ft (93 sq m)



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## DESCRIPTION

Accessed via electric wrought iron gates and impressive driveway with turning circle leading up to the front of the house and garaging.

Set over three floors, Barfield is in the traditional style of a country house. The accommodation is generous and well proportioned.

You are welcomed into the elegant reception hall with wood panelling and flooring. Steps lead down to the coat cupboard and guest cloakroom.

The principal reception rooms lead off the entrance hall. The drawing room features a grand fireplace providing the focal point and a large bay window with double doors leading out to the gardens with far reaching views. There is access through to the sitting room which benefits a bay window with views out to the gardens. This then flows through an open archway into the double aspect garden room with a floor to ceiling window and two sets of double doors flooding the room with light.

The grand double aspect dining room has a large marble fireplace and lovely views over the garden, providing great entertaining space.

The kitchen/breakfast room is a good size with wooden units, wood beamed ceiling and tiled flooring. This leads through to a secondary entrance hall with a playroom adjoining and access to the good size utility room.

The main staircase leads to the first floor which boasts a good size master bedroom with dressing area and en suite bathroom. There is a second bedroom suite, two more bedrooms and family bathroom situated on this floor.

Leading up to the second floor are three further bedrooms, two en suite.

The secondary entrance is perfect for staff as this leads up to the annexe which comprises a sitting room, bedroom, kitchen, bathroom and separate cloakroom. There is also direct access back to the main house.



















## COTTAGE

There is a cottage within the grounds, perfect for guests or an additional staff complex. It contains a dining hall, sitting room, kitchen, three bedrooms, bathroom and separate garage.

## GARDENS AND GROUNDS

The tiered formal gardens are arranged to both the front and rear of the house with stunning far reaching views. The gardens are expansive and well maintained. There is a paved terrace to the rear, great for entertaining and covered loggia to the front. The garden benefits from an outdoor pool.



# BARFIELD

Approximate Gross Internal Floor Areas

Main House\*: 761 sq m / 8,191 sq ft (\*Garage/Workshop)

Garage & Boiler Room: 44 sq m / 474 sq ft

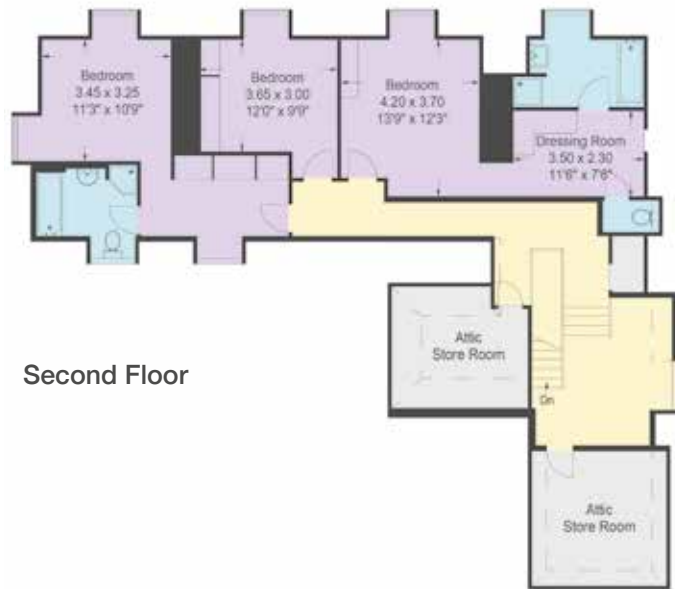
**Total: 805 sq m / 8,665 sq ft**

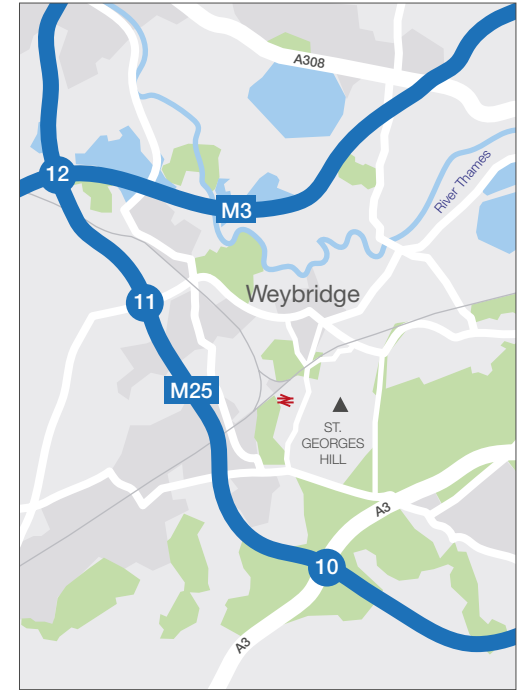
Cottage: 93 sq m / 1,001 sq ft (Includes Garage)



- Reception Rooms/General Circulation Areas
  - Kitchen/Workshop/Utility/Plant
  - Outside Space
  - Bedroom/Dressing Rooms
  - Bathrooms
  - Storage
- Derives areas below 1.0m excluded from Area Total







## SITUATION

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 24/7 by the estate's security personnel. St George's Hill is set in some 900 acres and features a private championship golf course and a separate private 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, two indoor courts and four 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.

Transport links are excellent in this area. Weybridge mainline station has a regular service to London Waterloo in 28 minutes and the M25 (Junc. 10) is 3 miles away giving access to the motorway network. Central London is 21 miles and accessed via the A3 (2.5 miles) and Heathrow airport (13 miles) and Gatwick airport (21 miles) are in easy reach.

## Additional Information

**Tenure:** Freehold

**Local Authority:** Elmbridge Borough Council

**Viewing:** By appointment with Savills  
Particulars and photographs dated - November 2015

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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