

SILVERWOOD HOUSE



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ST GEORGE'S HILL • SURREY

SILVERWOOD HOUSE REPRESENTS A UNIQUE EXAMPLE OF BESPOKE CRAFTSMANSHIP, STYLE AND ELEGANCE. AN IMPOSING MANSION OF UNRIVALLED QUALITY AND DESIGN LAYOUT, LOCATED WITHIN ONE OF THE COUNTRY'S MOST PRESTIGIOUS PRIVATE AND GATED ESTATES. SILVERWOOD HOUSE HAS BEEN PAINSTAKINGLY DESIGNED TO CREATE A MANSION OF PEDIGREE AND DISTINCTION INCORPORATING STATE OF THE ART SPECIFICATION DETAIL.

FROM INSPIRATION COMES PERFECTION



































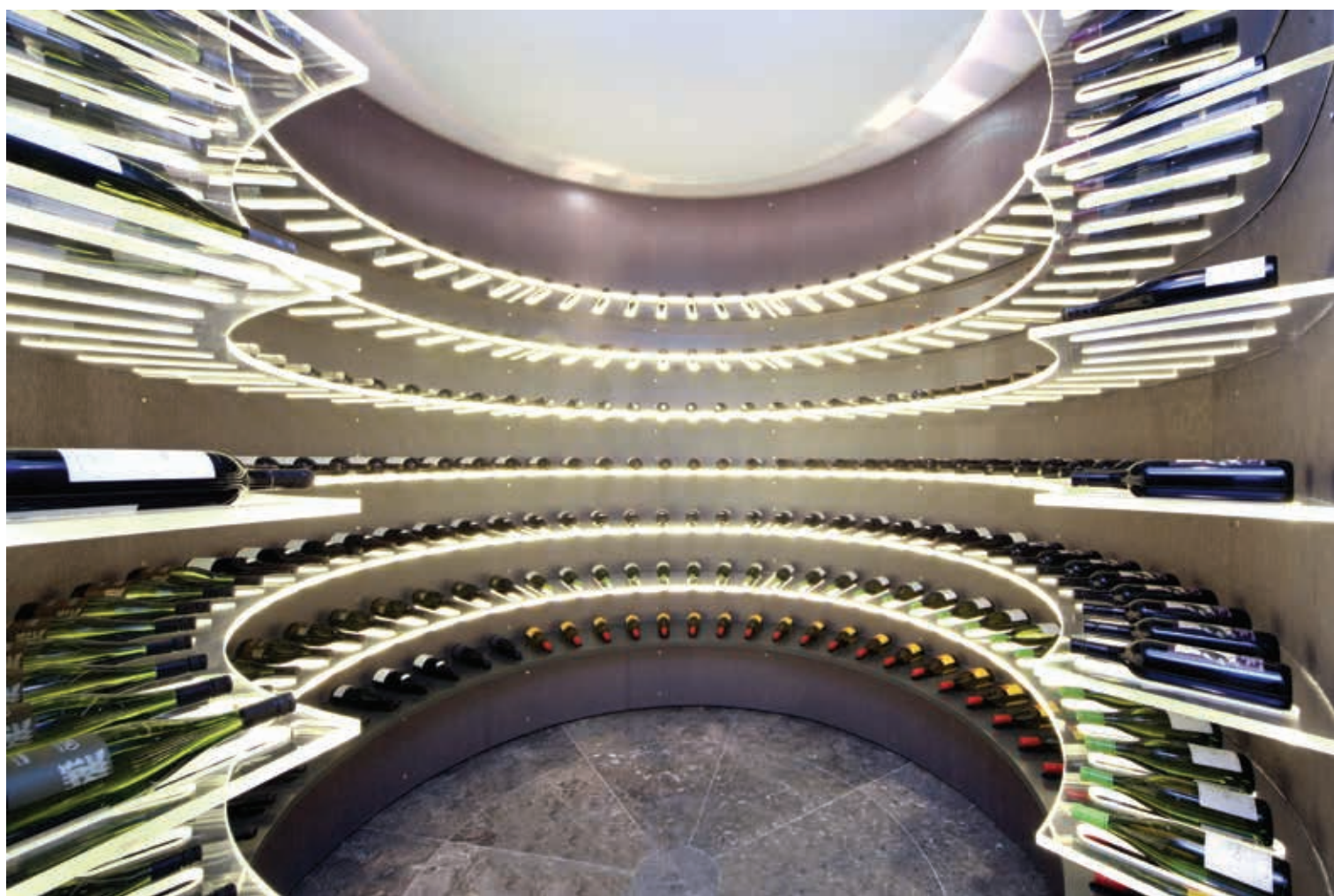
























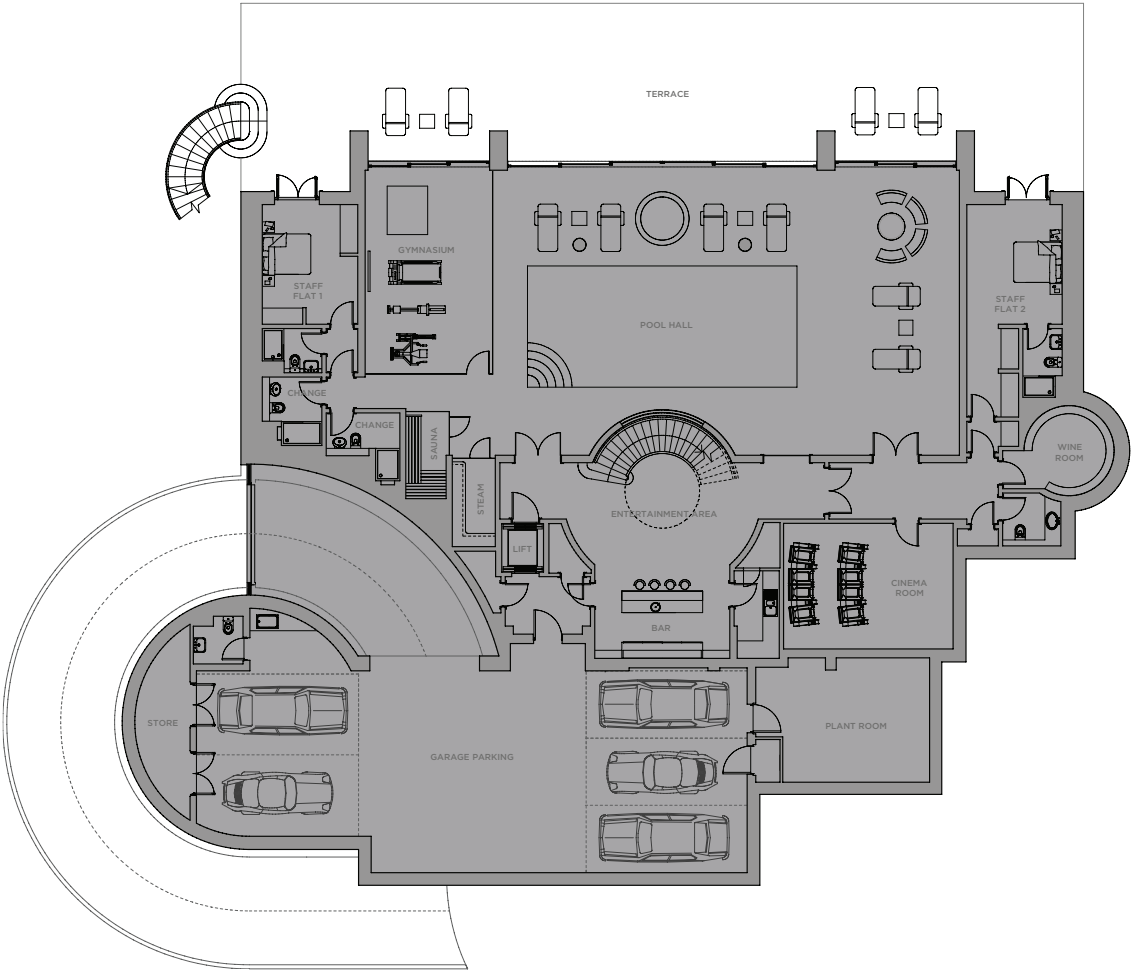


FLOOR PLANS

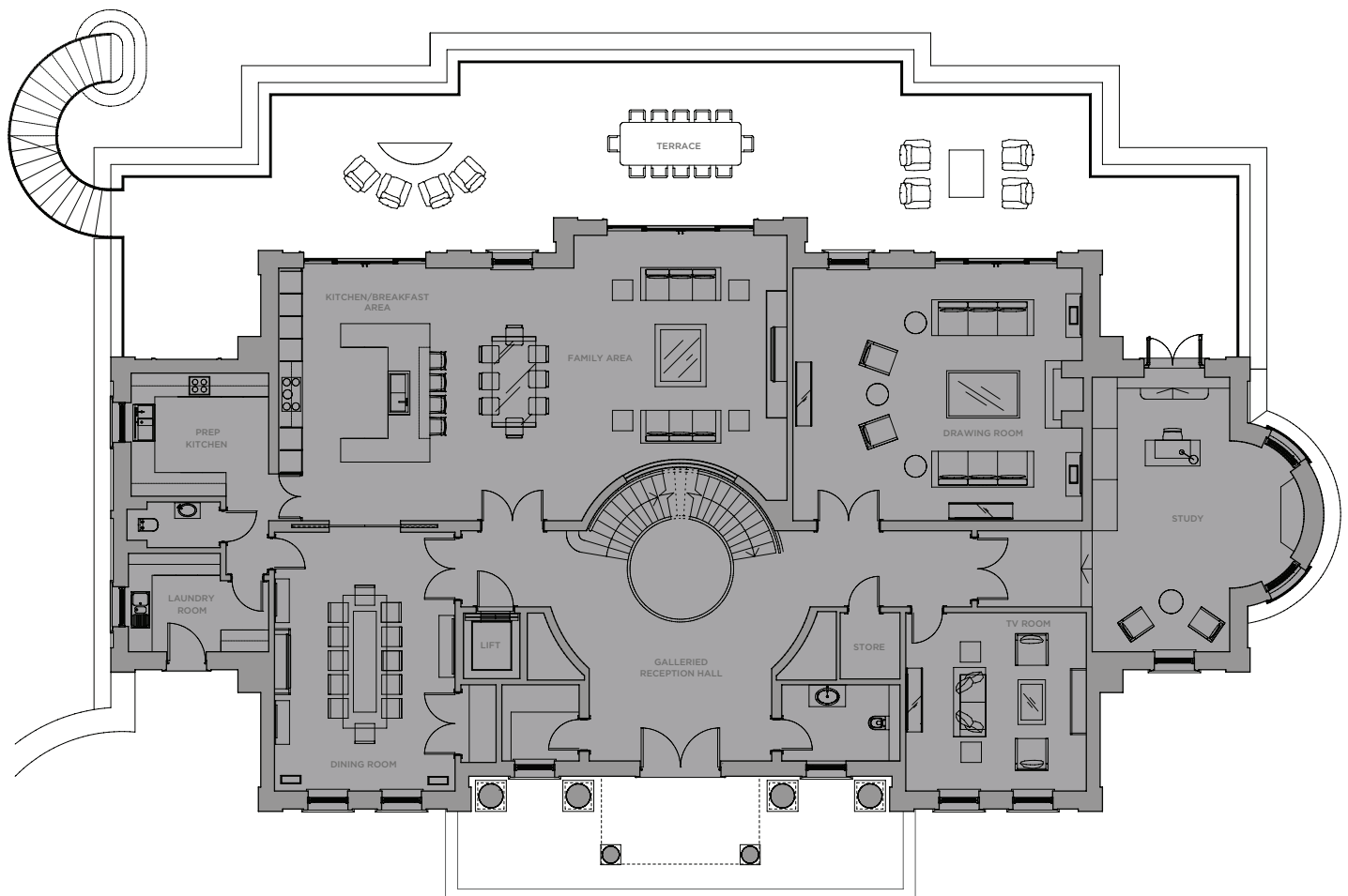
LOWER GROUND FLOOR	M	FT
Garaging	20.43 x 7.49	67.0 x 24.6
Entertainment Area	12.05 x 7.27	39.6 x 23.10
Pool Hall	17.31 x 10.55	56.9 x 34.7
Pool	10.00 x 4.50	32.9 x 14.9
Sauna	3.28 x 1.51	10.9 x 4.11
Steam	3.28 x 1.61	10.9 x 5.3
Gymnasium	7.53 x 4.72	24.8 x 15.5
Wine Room	3.34 x diameter	10.11 x diameter
Cinema Room	6.29 x 4.66	20.7 x 15.3
Staff Flat One (Max)	4.44 x 3.54	14.6 x 11.7
Staff Flat Two	7.88 x 3.54	25.10 x 11.7

CEILING HEIGHTS		
Lower Ground Floor	3.2m	10'5"
Ground Floor	3.38m	11'1"
First Floor	3.18m	10'5"

GIA		
Lower Ground Floor	750.46m ²	8,078ft ²
Ground Floor	383.50m ²	4,128ft ²
First Floor	381.29m ²	4,104ft ²
Total	1487.33m ²	16,009ft ²



GROUND FLOOR	M	FT
Galleried Reception Hall	14.01 x 6.32	45.11 x 20.8
Kitchen/Breakfast/ Family Room	13.93 x 7.84	45.9 x 25.8
Prep Kitchen	3.77 x 3.38	12.4 x 11.1
Laundry (Max)	3.85 x 2.70	12.7 x 8.10
Dining Room	7.11 x 4.95	23.3 x 16.2
Drawing Room	7.94 x 6.94	26.0 x 22.9
Study	7.54 x 5.81	24.8 x 19.0
TV Room	4.95 x 4.90	16.2 x 16.0
Principal Cloakroom	3.24 x 2.09	10.7 x 6.10

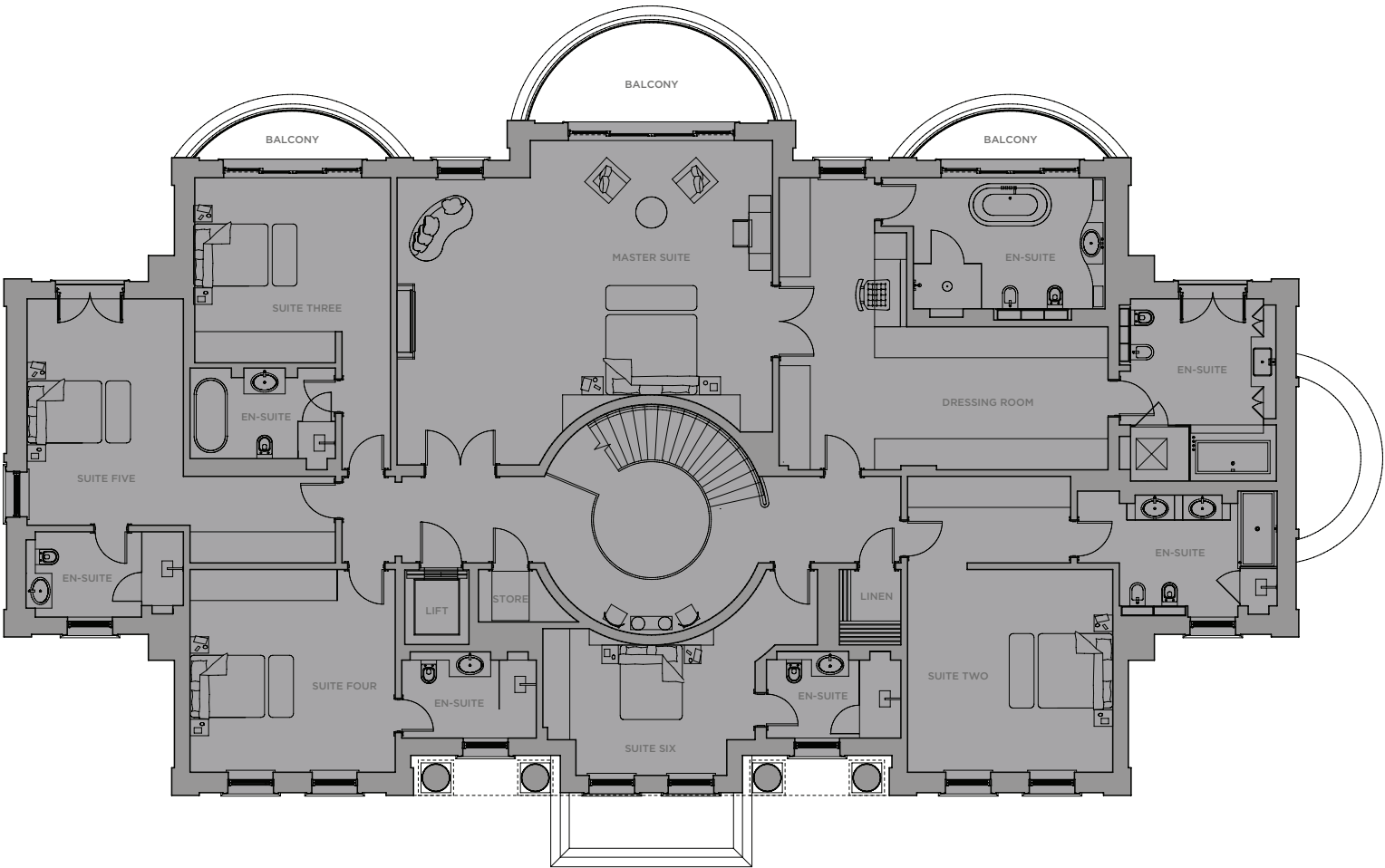


FIRST FLOOR

M

FT

Master Suite (Max)	9.06 x 7.84	29.8 x 25.8
Master Dressing (Max)	7.94 x 7.05	26.0 x 23.1
Master Ensuite (Hers)	4.61 x 3.17	15.1 x 10.4
Master Ensuite (His)	4.38 x 3.79	14.4 x 12.5
Suite Two	4.98 x 4.90	16.4 x 16.0
Suite Two Dressing	3.94 x 2.09	12.11 x 6.10
Suite Two Ensuite (Max)	4.80 x 3.04	15.9 x 9.11
Suite Three	4.72 x 4.47	15.6 x 14.7
Suite Three Ensuite	3.42 x 2.42	11.2 x 7.11
Suite Four	4.95 x 4.90	16.3 x 16.0
Suite Four Ensuite	3.24 x 2.08	10.7 x 6.9
Suite Five	5.47 x 3.77	17.11 x 12.4
Suite Five Dressing	3.51 x 2.09	11.6 x 6.10
Suite Five Ensuite	3.81 x 2.06	12.6 x 6.9
Suite Six (Max)	5.12 x 3.53	16.9 x 11.7
Suite Six Ensuite	3.24 x 2.08	10.7 x 6.9



SPECIFICATION

SILVERWOOD HOUSE IS A STUNNING NEW BUILD MANSION
TOTALLING IN EXCESS OF 16,000 SQ FT.

CONSTRUCTION

- ◆ A bespoke reconstituted stonework façade in a 75/25 blend of Portland/Bath including quoins, door and window jambs, string courses, cornices and parapets.
- ◆ The windows are high performance double glazed with anti-sun glass and hardwood sills.
- ◆ Bespoke clear glazing throughout including balustrades, internal screens and shower enclosures.
- ◆ The 3m high sliding doors to the rear elevation are constructed in high quality aluminium frames with anti-sun glass.
- ◆ The drive to the forecourt and garage is provided with an under surface electrical heating grid connected to and activated by external sensors.
- ◆ The roof structure is clad in 'First Class' natural plain slates.
- ◆ The doors are 'solid core' 54mm thick purpose made panelled doors and polished chrome 'Carlisle Brass Veronica' ironmongery.
- ◆ The floor coverings are a mixture of high quality marble including Savannah Grey inset detailed borders to entrance hall, quality carpets and wood flooring finishes.
- ◆ Perlino Bianco Marble surround with Gravity Luxor Velvet carpet inlay in Family Room.
- ◆ Perlino Bianco Marble flooring in the Entertainment Area, Reception Hall, Kitchen/Dining, Study and all Ensuites.
- ◆ Wine Room cut in Savannah Grey marble.
- ◆ Gravity Luxor Velvet carpets in the Bedroom Suites, TV Room, Cinema Room and Drawing Room.
- ◆ Gravity Engineered Oak Wood flooring with a dark matt finish in the Dining Room and Gymnasium.
- ◆ Sweeping internal marble staircase with stainless steel mirror finished glass balustrades and hardwood handrail.
- ◆ Seven person passenger lift with dual entry to lower ground floor with Perlino Bianco matching marble floor.

- ◆ Lighting Control - Lutron Homeworks QS lighting control system with chrome engraved keypads
- ◆ Automation & Control - AMX control system, control touch screens, pre-wired for additional screens, heating and cooling controls and lighting controls.
- ◆ Music System - Sonos full house system, ceiling speakers and group Zone block amplifier.
- ◆ Home Cinema - 7.1 Surround Sound Cinema room, HD Projector, Blu-ray Player and integral speakers.
- ◆ Flush mounted TV screens in the Family Room, Study, Main Bar, Gymnasium and Pool Hall.
- ◆ Network Equipment - 2 x 24 Port Standard Network Switches, Pre-wired for WiFi Aps and PABX, High Speed Broadband.
- ◆ Pre-wired for internal and external HD CCTV cameras.
- ◆ Pre-wired for Electric Curtains & Blinds.
- ◆ All main habitable rooms have an individually controlled 'wet system' underfloor heating system together with an individually controlled comfort cooling system from fan coil units that are discretely housed within the bespoke furniture.
- ◆ Build Warranty.

GROUND FLOOR

- ◆ The principal and preparatory kitchens are designed and installed by 'Extreme Kitchens' and are comprehensively fitted with numerous full height units, shelved larder units and low level storage units within the central island. Concealed jib doors lead through to the Prep Kitchen.
- ◆ Comprehensive range of Miele, Falmec and Fisher appliances to both kitchens
- ◆ The Study is fitted with 'Chinese Noir St Laurent' marble breast with Black Granite 'step stone' hearth.
- ◆ The Drawing Room is fitted with a Class 1 Manual Gas Fire with bespoke "step stone" Savannah Grey Marble mantel and surround with Black Granite hearth.

- ◆ The Family Room is fitted with Horizon Bell XL large contemporary balanced flue fire.

FIRST FLOOR

- ◆ Each bathroom is individually designed incorporating vanity units with marble, the 'walk in' showers have glazed frameless bespoke shower screens, all bathrooms have heated towel rails.
- ◆ Specialist joinery wardrobes to all bedroom suites.

LOWER GROUND FLOOR

- ◆ The Main Bar features a Stoneville Eco Glass bar top with underslung sink bowl, built in ice machine, wine cooler cabinet, kitchenette with dishwasher, fridge and 'combi' microwave.
- ◆ Heated indoor pool with radius steps, under water lights, humidity controls, ultra violet purification unit and clear 'Roldeck' cover.
- ◆ Spa with under water lights, ultra violet purification unit, auto top up and air button controls.
- ◆ Impressive Steam room with fibre optic lighting and luxurious mosaic tiling.
- ◆ Sauna with fibre optic lighting, timber benches and customised glass frontage.
- ◆ Two generous self-contained staff suites including Kitchenette with 'Spacesaver' units with compact microwave combination oven and integrated fridge.
- ◆ Heated access drive with secure roller shutter garage doors leading to lower ground integral garaging for five vehicles.
- ◆ Store room, Gardener's Cloakroom and secure access to the plant room.

LANDSCAPING

- ◆ Landscaped grounds of approximately one acre.
- ◆ Illuminated water feature in stainless steel with marble surround.
- ◆ Automatic irrigation system for lawn areas and sprinklers for beds and borders, 17,000 litre rainwater harvester.













ST GEORGE'S HILL



In 1911, master builder Walter George Tarrant, a man of vision and enterprise, acquired 964 acres of pine woodland and rhododendrons to create a residential estate of large country retreats for the 'rich and privileged' of London to enjoy peace and quiet in surroundings of natural beauty.

Today there are in excess of 400 luxury homes within St George's Hill, both old and new, centred around an internationally renowned private

members golf course designed by H.S. Colt set in gardens and grounds of between 1-8 acres. Today the estate further benefits from a notable lawn tennis and croquet club boasting 32 courts including 4 indoor squash courts, indoor pool, restaurant and bar facilities. Indeed, all that you would expect from a quintessentially English tennis club, a perfect meeting place for residents and members alike.

Today there is a very effective Residents'

Association in place to uphold the vision of Tarrant to maintain the estate as one of the world's privileged and recognised private residential areas in the United Kingdom.

St George's Hill provides gated security and privacy for residents controlled by uniformed security personnel and number plate/facial recognition with other access and exit routes to the estate being controlled by automated security tag barriers.



GENERAL INFORMATION

- ◆ Weybridge 3 miles
- ◆ Heathrow 13 miles
- ◆ Gatwick 30 miles
- ◆ M25 (J10) 4 miles
- ◆ Central London 24 miles

The A3 and M25 are a short driving distance away as are Weybridge and Walton mainline rail stations to Waterloo.
(*All distances approximate)

PRIVATE AIRPORTS

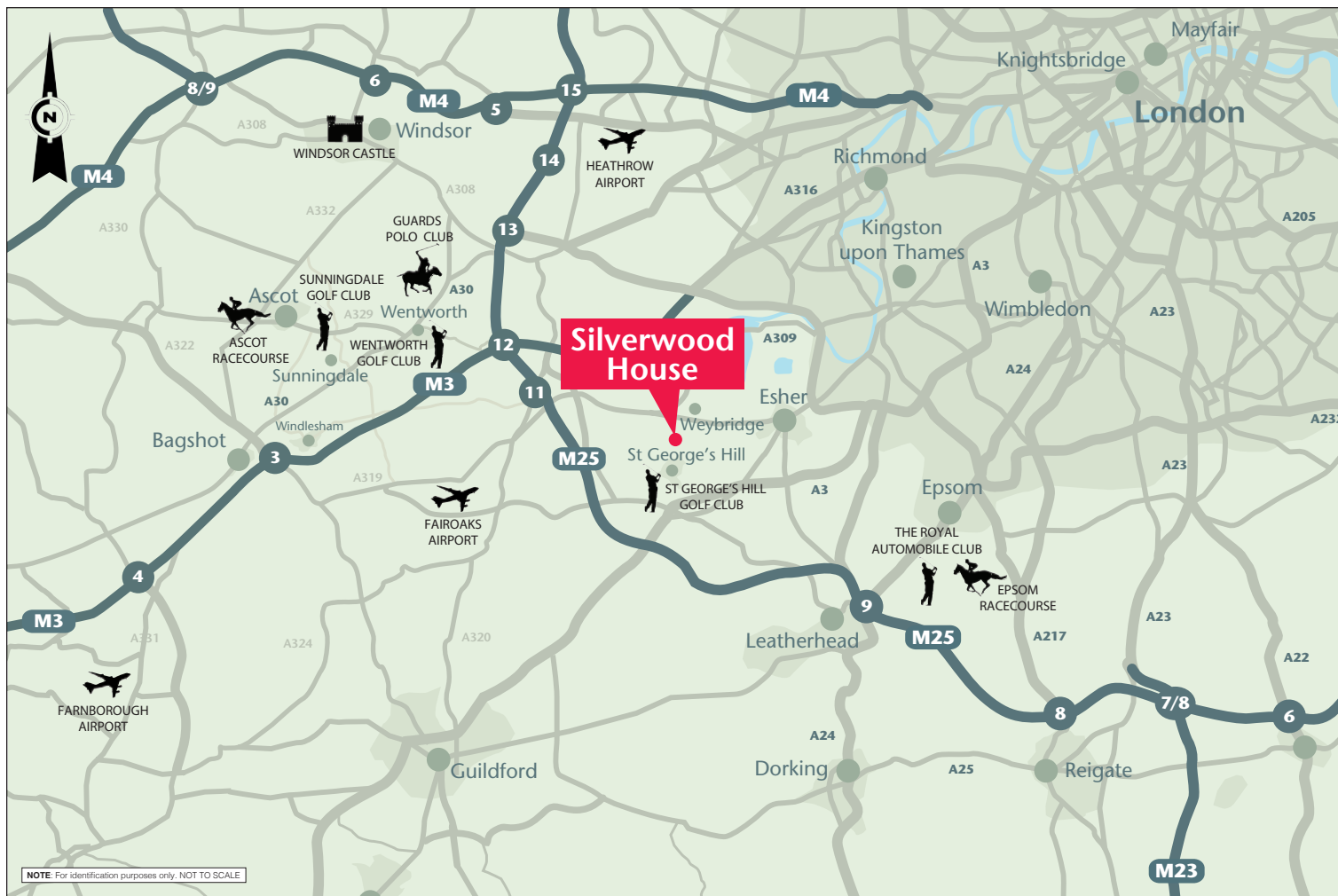
- ◆ Fair Oaks Private Airport
- ◆ Redhill Airport
- ◆ Farnborough Airport

HELICOPTER LANDING FACILITIES

- ◆ Coworth Park Hotel
- ◆ Oatlands Park Hotel







DIRECTIONS

Postcode for Old Avenue entrance to St George's Hill - KT13 0PZ

From London take the A3 to the Cobham exit. Take the Byfleet Road (A245) and turn right at the traffic lights into Seven Hills Road. Proceed along the road for approximately 2 miles and turn left at the roundabout into Queens Road. Take the third turning on the left into Old Avenue. Follow Old Avenue and after a few hundred yards the security barrier for the St George's Hill Estate will be found.

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or Savills in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor Savills has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

Particulars and Plans dated: June 2017 (revised).

Photographs dated: September 2014 / June 2017 (revised).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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