

SEDONA

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ST GEORGE'S HILL  
WEYBRIDGE  
SURREY





# SEDONA

CAVENDISH ROAD | ST GEORGE'S HILL  
WEYBRIDGE | SURREY | KT13 OJP

*STUNNING, LUXURIOUS NEW HOME LOCATED  
IN THE PRESTIGIOUS ST GEORGE'S HILL  
PRIVATE ESTATE.*

*Weybridge 2.5 miles, Heathrow Airport 10 miles, Gatwick Airport 29 miles,  
M25 (J10) 4 miles, Central London 24 miles.  
(Distances approximate).*



**Viewing by appointment.**

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.



St George's Hill Tennis Club



## ST GEORGE'S HILL

St George's Hill, Weybridge is internationally renowned as one of the most sought after private estates in England. It is set in some 900 acres and features a championship standard 18 hole golf course, a 9 hole course and a separate tennis and squash club – an ideal location for families looking for quality and privacy.

The tennis club is set within its own beautiful and natural environment and provides a complete range of facilities. Fifteen superb grass courts and 15 all weather hard courts, plus 2 indoor courts and 4 squash courts make it one of the foremost racquet sports clubs in the country.

Adjoining the tennis club is a leisure centre which has a 20m x 4m lane swimming pool, gymnasium, studio and treatment rooms, all fully supervised and offering a wide range of fitness and therapy programmes. There are also indoor crèche facilities so that families with young children are ensured peace of mind whilst playing or relaxing.

Situated on delightful stretches of both the River Wey and River Thames, the town of Weybridge has a long established reputation for being one of Surrey's most desirable locations with its shopping facilities, restaurants and boutiques.

The local schooling is excellent with the estate being ideally placed for St George's College, Feltonfleet School and the renowned ACS Cobham International School.

Communications and transport are also excellent. London Waterloo can be reached in less than 30 minutes via Weybridge train station whilst Heathrow Airport is less than 12 miles.

### SCHOOLS

- St George's College
- Feltonfleet School
- Danes Hill School
- ACS Cobham International School

### LEISURE

- St George's Hill Lawn Tennis Club
- David Lloyd Centre
- Burhill Golf Club

### TRAVEL

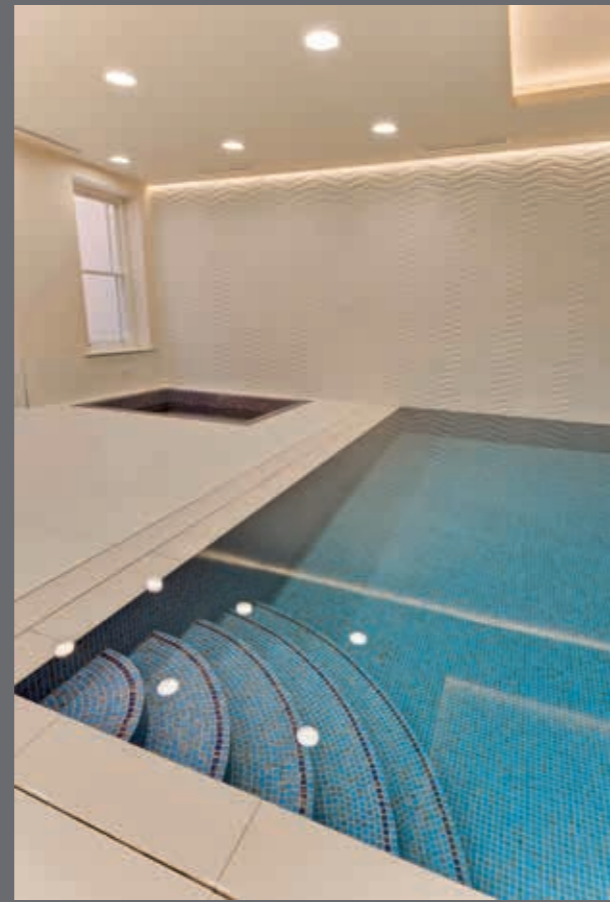
- London Waterloo: train service approximately 26 minutes
- M25 (J10): 4 miles
- Central London: 24 miles
- Heathrow Airport: 10 miles
- Gatwick Airport: 29 miles



St George's Hill Golf Club









## SEDONA SPECIFICATION

### KITCHEN

Siematic kitchen units with a 12mm Dekton worktop and a Cosmic Black granite breakfast bar.

#### Miele appliances consist of:

- Fully integrated dish washer (G4960SCVI)
- Pureline 60cm oven (H6660BPCLST)
- Pureline microwave combination oven 45cm,Clean Steel (H6660BMCLST)
- Warming drawer 14cm CleanSteel (ESW6114CLST)
- Pureline Steam combination oven 60cm CleanSteel (DGC6660XXLCLST)
- Built in Freezer 177x56cm white (FNS374021)
- Built in fridge 177x56cm white (K372221D)
- Built in induction hob 80.6cm six zone black (KM6366-1)
- Buillt in Levantar down draft hood (DA6890)

#### Blanco undermounted sinks:

- 3 x Andano 400-U 1 bowl, universal stainless steel (BL467034)

#### Taps:

- Quooker Nordic Square mixer tap chrome (MNSCHR)
- Quooker PRO3 Fusion Square mixer tap chrome (3FSCHR)

### PREP KITCHEN

White satin laquer units with a composite stone worktop.

#### Appliances consist of:

- Miele PureLine Cooking - CleanSteel Oven (60cm) Clean Steel (H2661BP-1)
- Miele PureLine Cooking - CleanSteel Microwave Combination Oven Clean Steel (H6200BM)
- Miele Hob Induction Ss Frame 806mm Wide, 4 Zone Inc 2 Powerflex Zones, (KM6363-1)
- Siemens 60cm Fully Integrated Dishwasher (SN65M032GB)
- Siemens Telescopic Extractor Hood (LI46931GB)
- Siemens Bottom Freezer (KI87SAF30G)
- Miele Freestanding Tumble Dryer T1 Whiteedition Honeycomb Plus Drum, (TMB640WP)
- Miele Freestanding Washing Machine - Front Loading W1 - Whiteedition Softsteam Honeycomb Drum, (WMB120)

### SINK & TAP

- Blanco Andano 700mm undermounted stainless steel (BL467037)
- Blanco Culina-s chrome
- Blanco Ise waste disposal (W46)

### WOOD FLOOR

#### Ground floor wooden floor is:

- European Oak Fendi prime grade, smoked and white UV oiled, herringbone, 13x120x600mm engineered board, T&G

#### Gym wooden floor is:

- European Venture oak prime grade, UV oiled blanco, herringbone, 13x120x600mm engineered board, T&G

### TILING

All tiles are first class Italian porcelain in varying thicknesses and sizes with a book matched wall in her en-suite.

### CARPET

Bedrooms, stairs and cinema are carpeted in 100% Masland Approved Type 6, 6 BCF Nylon.

- Bedrooms colour Pewter
- Stairs colour Ledge
- Cinema colour Metropolis

### STAIRS

Steel staircase from ground to first floor clad in walnut and finished with a carpet runner. A polished stainless steel balustrade & walnut handrail.

### WARDROBES

Wardrobes come from Italian company Dall'Agnese and consist of:

- Dressing room: Mahogany oak veneer and internal recessed LED lighting
- Bedroom 2-5: Melamine finish with lacquered handles and internal recessed LED lighting

### DOORS

Oak oversized doors, primed and painted FD30 of varying heights with stainless steel ironmongery:

- Ground floor - 2400mm high
- First floor - 2200mm high
- Basement - 2200mm high

### FIREPLACE

Limestone and black slate with basket. Provisions made for gas or electric fire.

## FLOOR PLANS | LOWER GROUND FLOOR

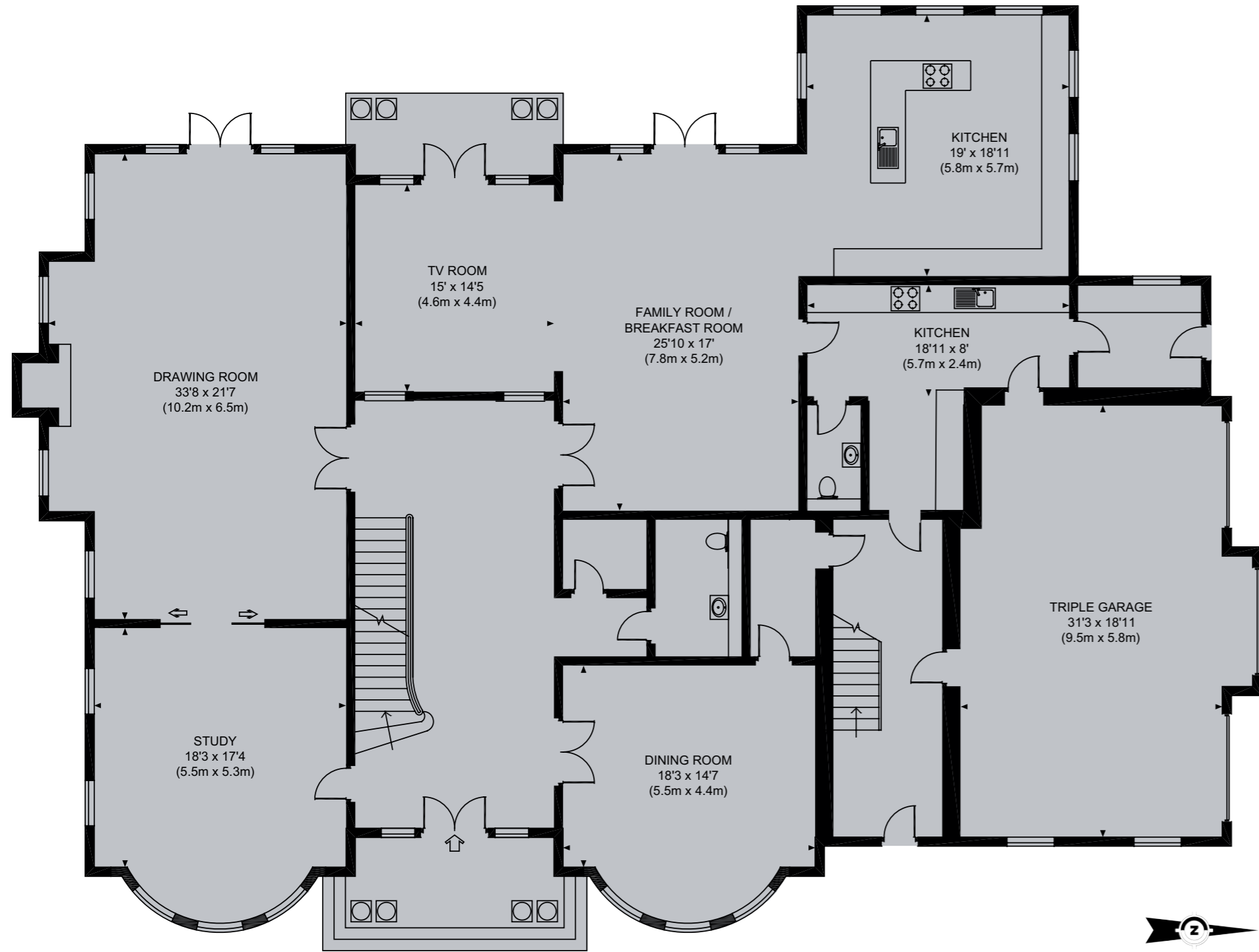


Approximate Gross Internal Area:  
10,613 sq ft (986.0 sq m)  
For identification purposes only. Not to scale.

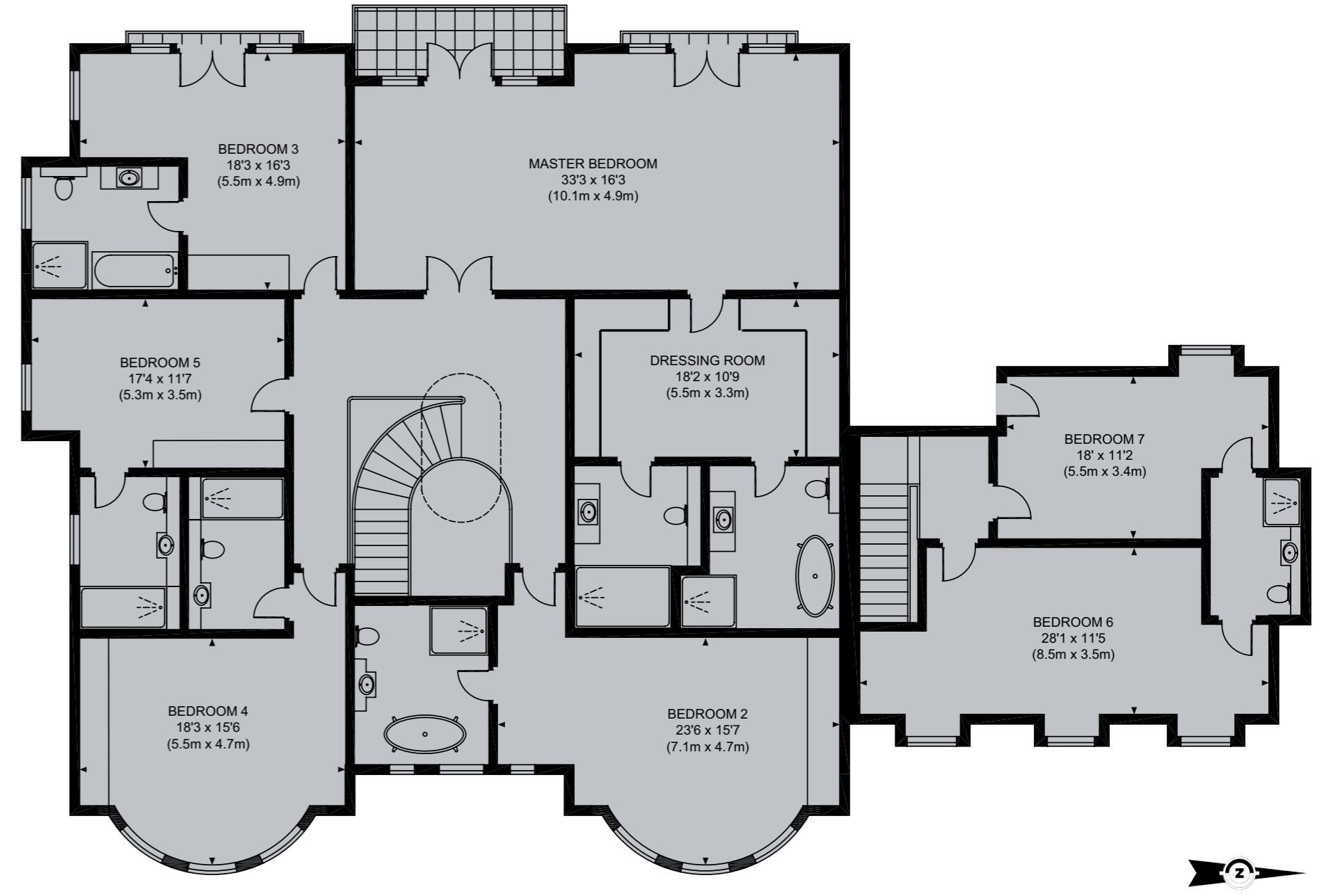




FLOOR PLANS | GROUND FLOOR

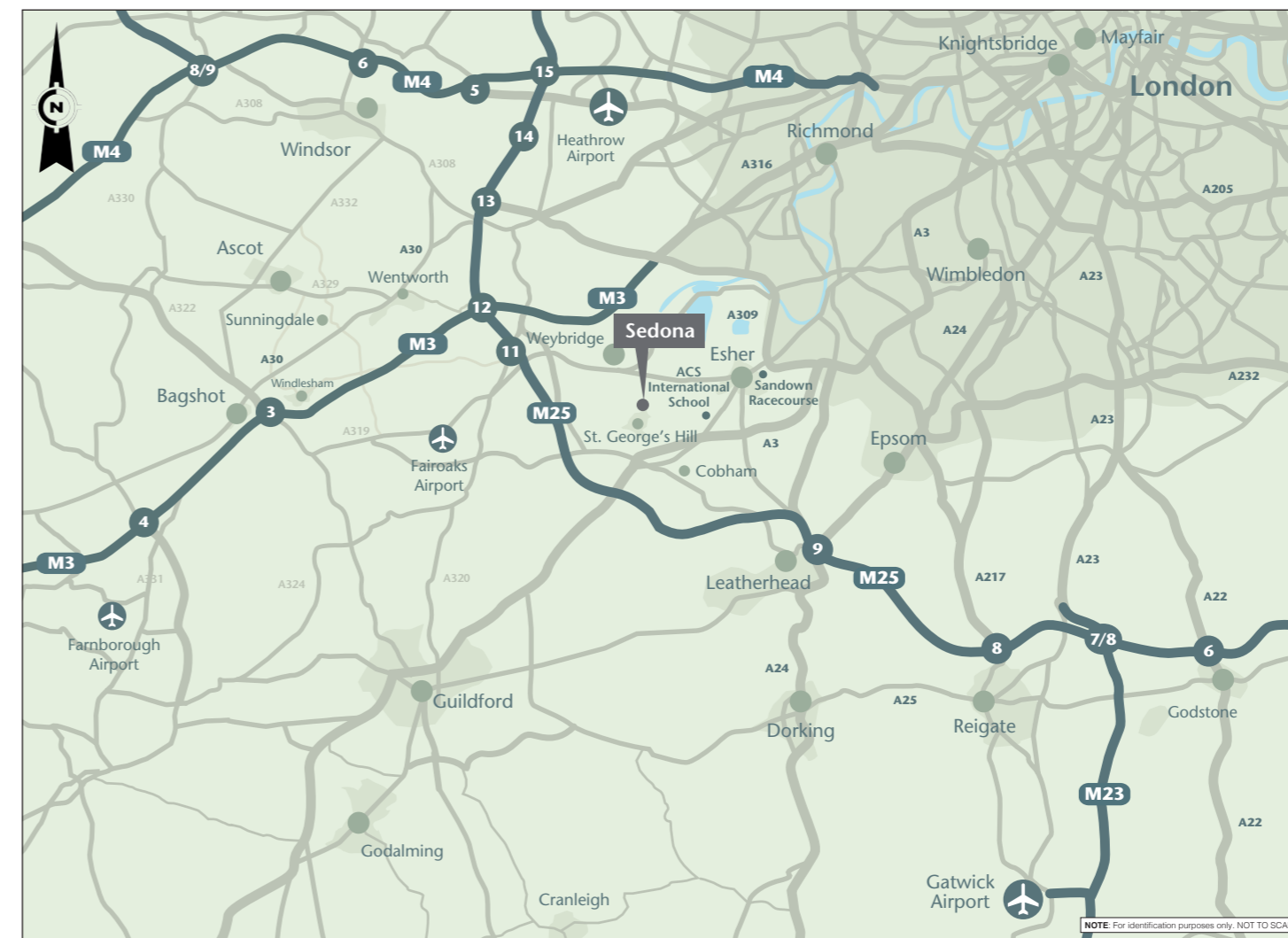


FLOOR PLANS | FIRST FLOOR





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#### DIRECTIONS (KT13 OJP)

From the A3 Painshill Junction (also Junction 10 M25) follow the A245 Portsmouth Road, signed posted Woking and Byfleet. Follow the dual carriageway to the first set of traffic lights and turn right into the Seven Hills Road B365. Stay on this road, going straight across the first roundabout and at the next junction bear left into Queens Road A317 sign posted Weybridge. Take the third turning on the left into Old Avenue. Follow the road up to the manned security gates of St George's Hill.

#### VIEWING

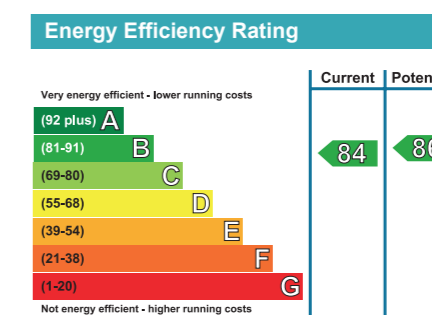
Strictly by appointment with Savills and Knight Frank.

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