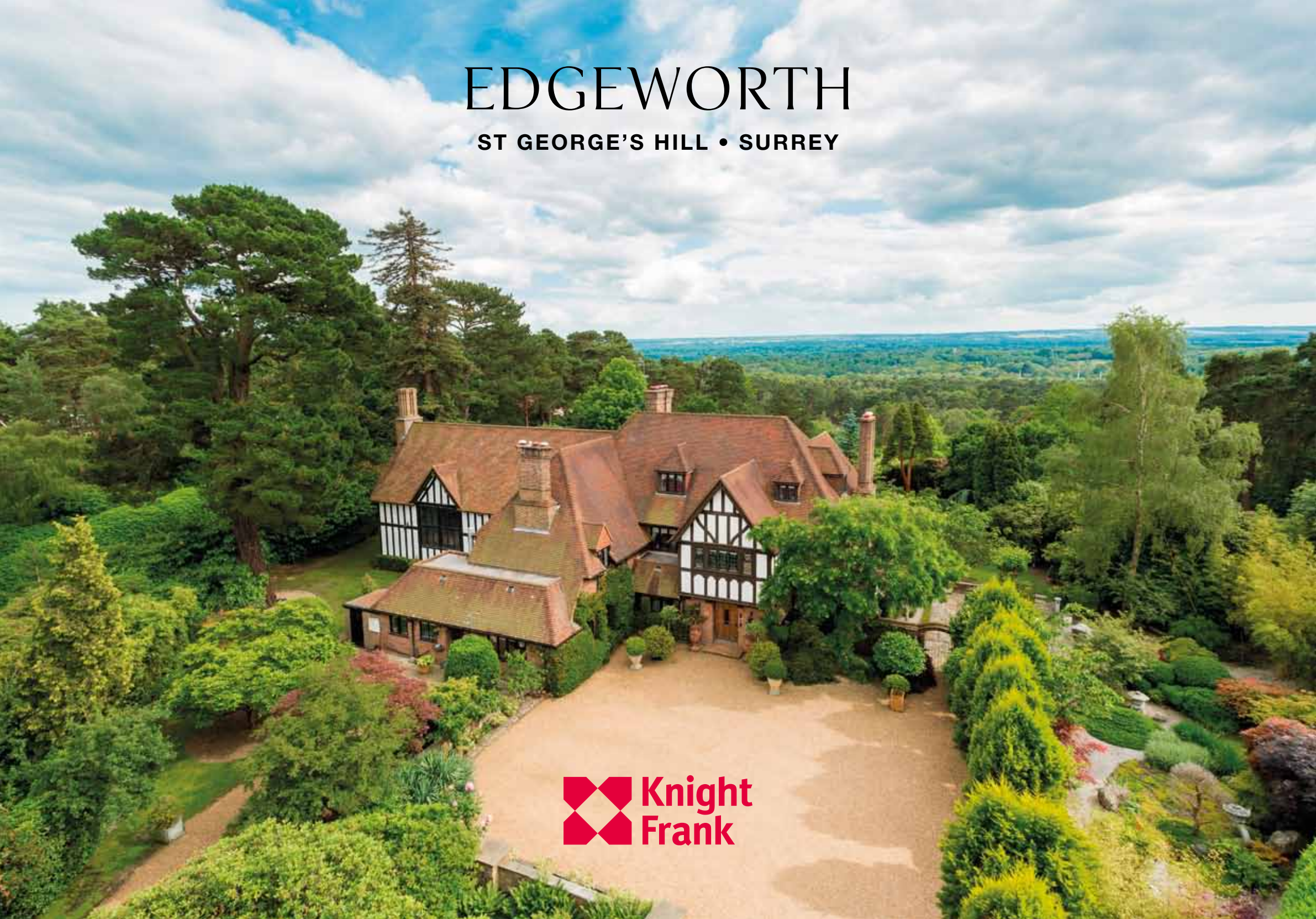


EDGEWORTH

ST GEORGE'S HILL • SURREY







EDGEWORTH

**CAMP END ROAD • ST GEORGE'S HILL
WEYBRIDGE • SURREY**

Wonderful family home with sensational views and unique gardens

M25 (J10) 3 miles • Weybridge 3 miles • Central London 24 miles • Heathrow airport 13 miles
(Distances approximate)

Accommodation and Amenities

Reception hall • Library • Drawing room • Study • Dining room • Grand vaulted reception hall with minstrels gallery • Kitchen/breakfast room

Master bedroom suite • 7 further bedrooms • 2 further bathrooms

2 large store rooms • Magnificent landscaped gardens and grounds with outstanding views

Total gross internal floor area approx. 7,479 sqft (695sqm)

In all about 2.8 acres (1.13ha)

For sale freehold



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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.

Situation

At one time a Bronze Age hill fort, known as Caesars Camp, stood on the summit of what is now known as St George's Hill. In 1911, the master builder W G Tarrant acquired 964 acres and created an estate of "large country retreats for the wealthy gentlemen of London". St George's Hill now enjoys a reputation as one of the most exclusive private residential estates outside London.



St. George's Hill provides security and privacy whilst also offering an ideal location for commuting. The A3 is only a short drive giving access to London, the M25, Heathrow and Gatwick airports.



There are a number of excellent private schools in the area including The ACS Cobham International School, Feltonfleet and St. George's Hill College in Weybridge.



The nearby towns of Esher and Cobham provide an excellent range of shopping, restaurants and recreation facilities.



Edgeworth occupies an enviable position of archaeological significance at the summit of this estate inside the grounds of what was the historical hill fort, and still boasts the original Roman ramparts within the grounds.





Edgeworth

Edgeworth is a wonderful family residence with excellent proportions extending to about 7,400sqft. Edgeworth was originally built by WG Tarrant but has over the years been subject to a complete extension and renovation programme. The resulting architect designed home has been sympathetic to the character of the original Tarrant design however now boasts an improved layout suitable for family living with beautifully finished bespoke interiors showcasing traditional craftsmanship whilst incorporating up to date systems.

The reception rooms are spacious, well arranged and along with the exceptional grand vaulted reception hall by Border Oak and the large kitchen/breakfast room by Smallbone cater for entertaining on a grand scale. The property is equally well suited for family living with a spacious master bedroom suite, 7 further bedrooms and 2 further bathrooms. As a result of combining traditional craftsmanship, high quality materials and modern technologies, Edgeworth is now a truly magnificent and comfortable family home.





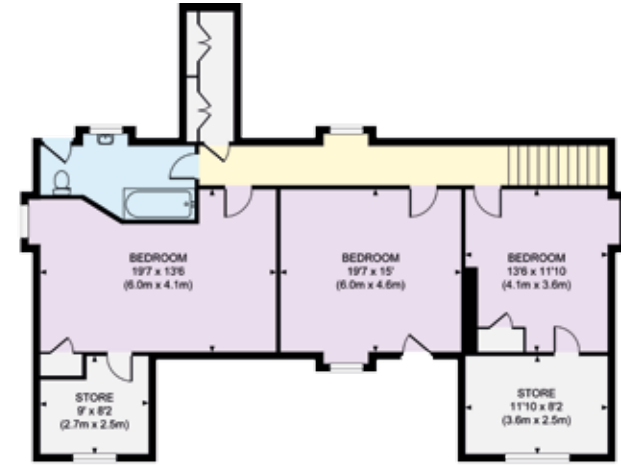
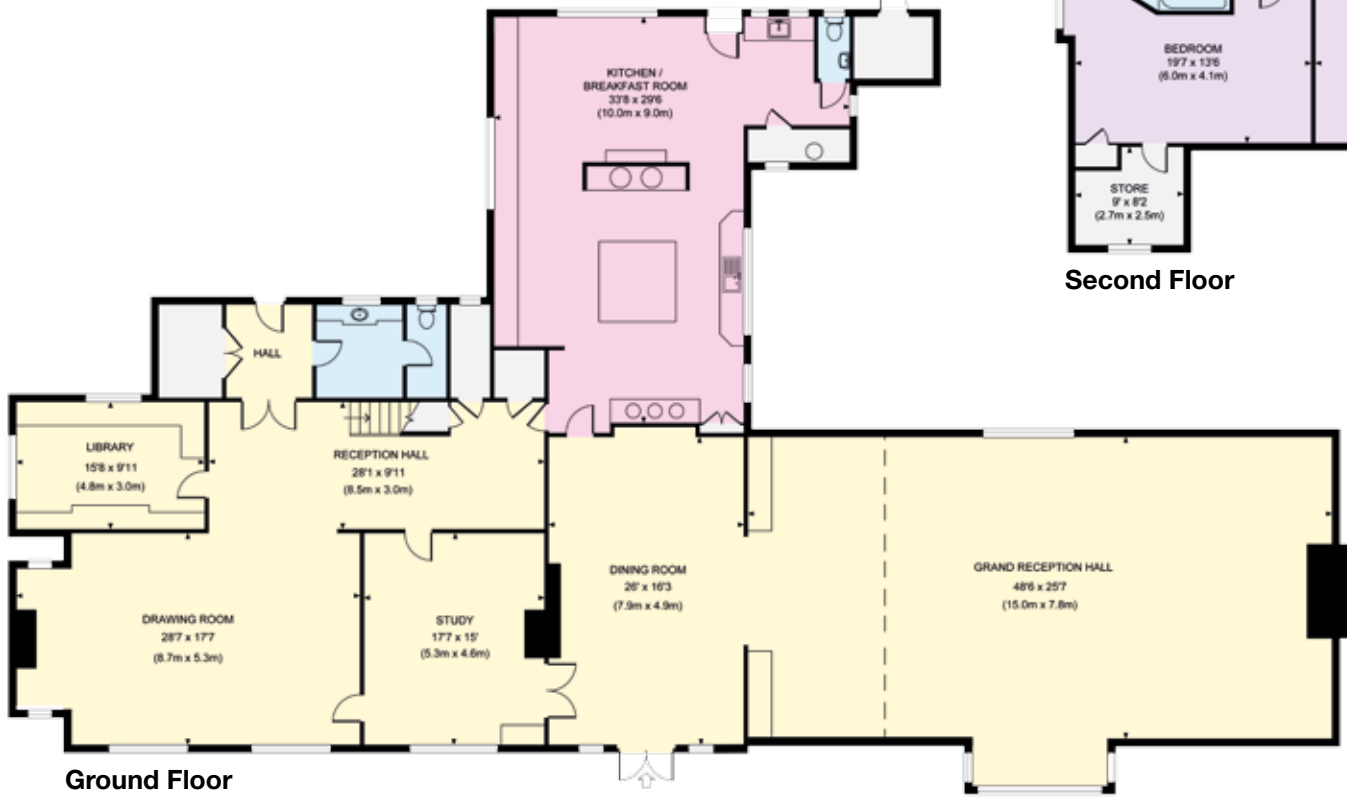


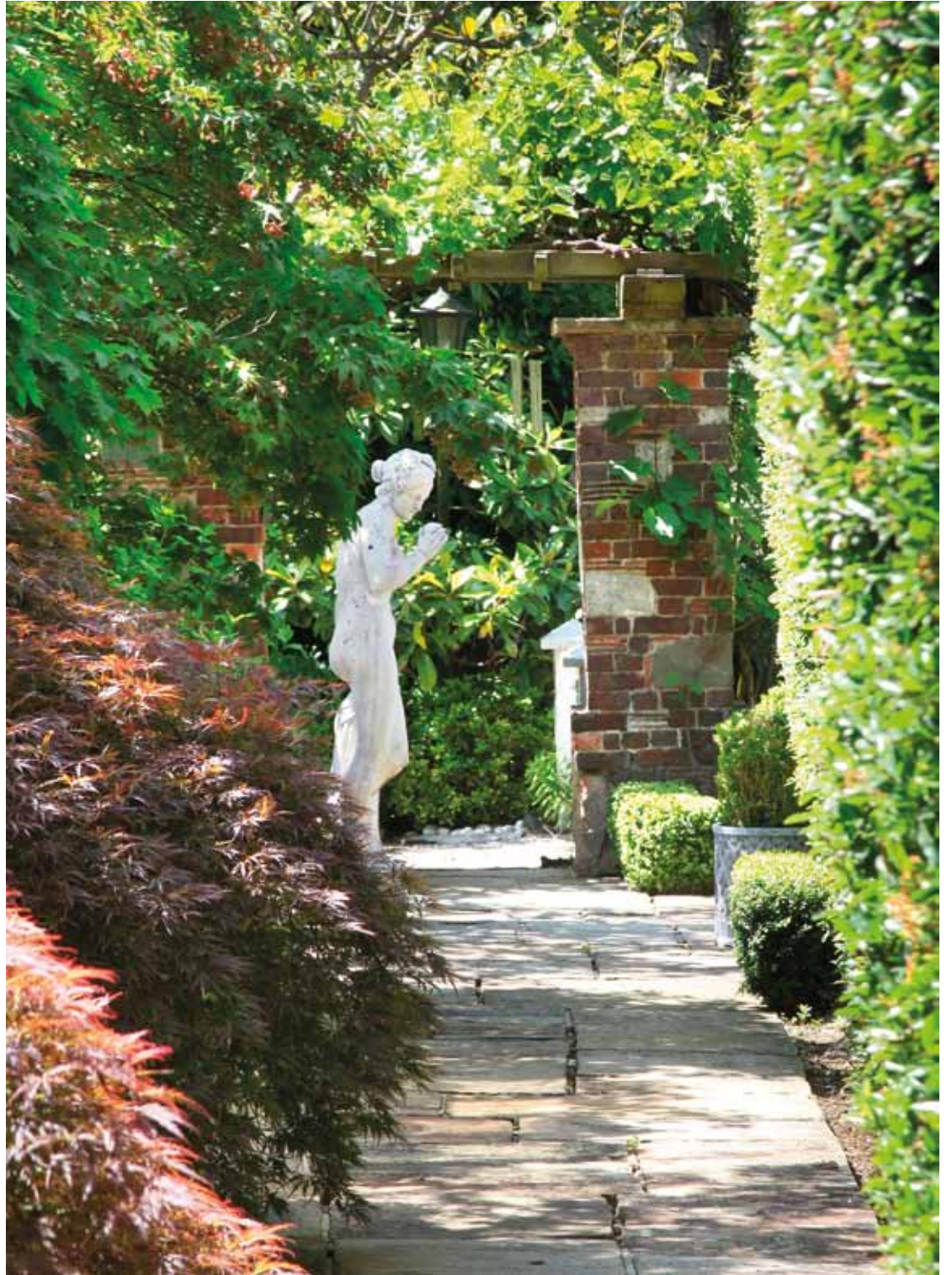
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

EDGEWORTH

Approximate Gross Internal Floor Area
7,479 sq ft / 695 sq m

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92 plus)	A			
(81-91)	B			
(69-80)	C			72
(55-68)	D			
(39-54)	E			
(21-38)	F		38	
(1-20)	G			
Not energy efficient - higher running costs				



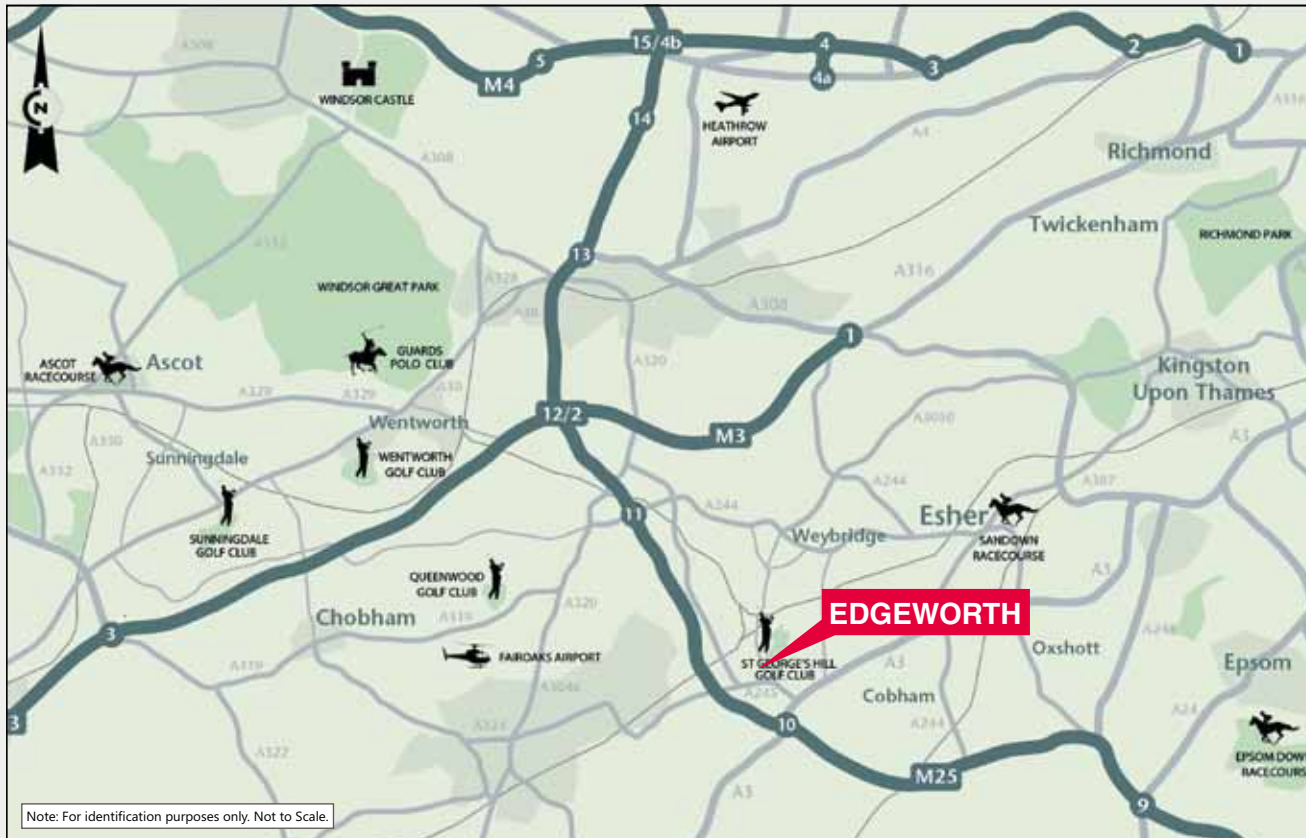




Gardens and Grounds

Edgeworth is approached via wrought iron gates with brick piers onto a gravel drive that leads to a parking area for multiple cars. The south facing gardens have been included in the works to the house and are now beautifully landscaped, along with being well screened by mature trees, hedges, shrubs and plants. The majority of the garden has been laid to lawn with a meandering wooded walk leading to the lower garden. There is also an extensive entertaining terrace, which is an excellent vantage point to take in the sensational far reaching views. The magnificent and unusual gardens, extend to in all about 2.8 acres (1.13 ha) which is quite exceptional and much larger than average on this exclusive gated estate.





Directions

From London take the A3 to the Cobham exit, taking the Byfleet Road (A245). Turn right at the traffic lights into Seven Hills Road. Proceed for approximately 2 miles and turn left at the second roundabout into Queen's Road. Take the third turning on the left into Old Avenue, follow Old Avenue to the security gates where you will be met by one of our agents. The postcode for the security gate is KT13 0LB.

Local Authority

Elmbridge Borough Council +44 (0) 1372 474 474.

Services

The owners have informed us that there is mains water, electricity, drainage, heating and gas.

Viewing

Strictly by appointment via the vendor's sole agent.

Fixtures & Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments are specifically excluded but may be made available by separate negotiation.

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 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 any joint agent 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).
2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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.

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Photographs, particulars and plans July 2014.

