



LANE END

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

Weybridge 3 miles • M25 3 miles • Heathrow Airport 13 miles • Central London 24 miles
(Distance are approximate)

Magnificent new house with a superior specification

Grand Galleried Hall • Drawing Room • Dining Room • Study
Kitchen / Breakfast / Family Room • Orangery • Utility Room • Boot Room

Master Bedroom Suite with twin dressing rooms and ensembles
Four further bedroom suites (three with dressing rooms)

Superb lower ground floor with Games Room and Bar, Wine Store, Cinema, Indoor
Swimming Pool with Spa, Steam Room, Changing Room, Gynamsium and Pool
Terrace, Staff Annexe

Triple garage • Landscape gardens

Approximate gross internal floor area of 13,156 sq. ft. (1,222 sq. m.)

In all about 1.2 acres (0.45 hectares)

EPC rating: B

For sale freehold



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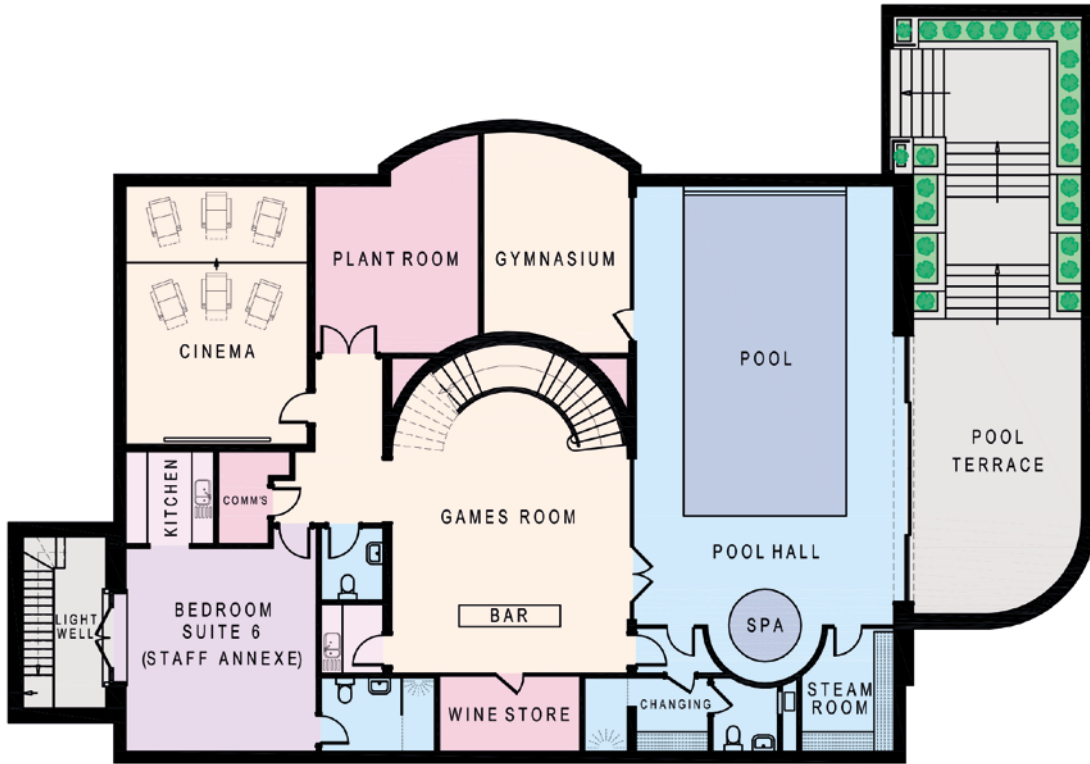






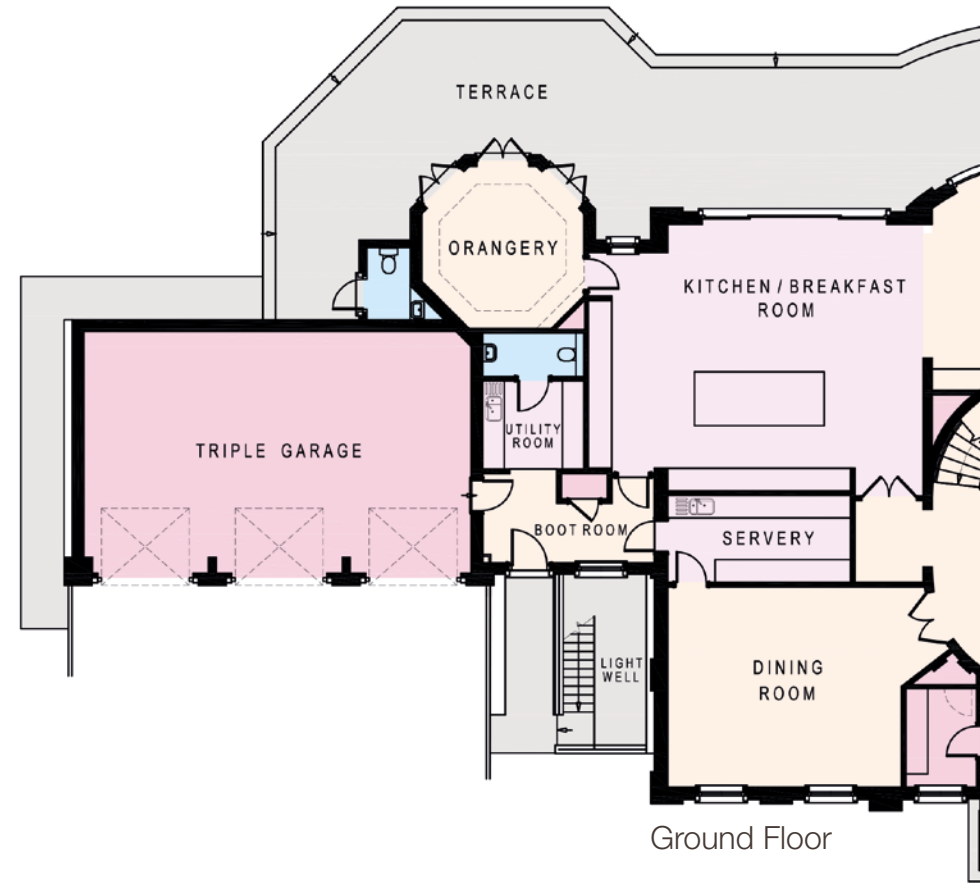






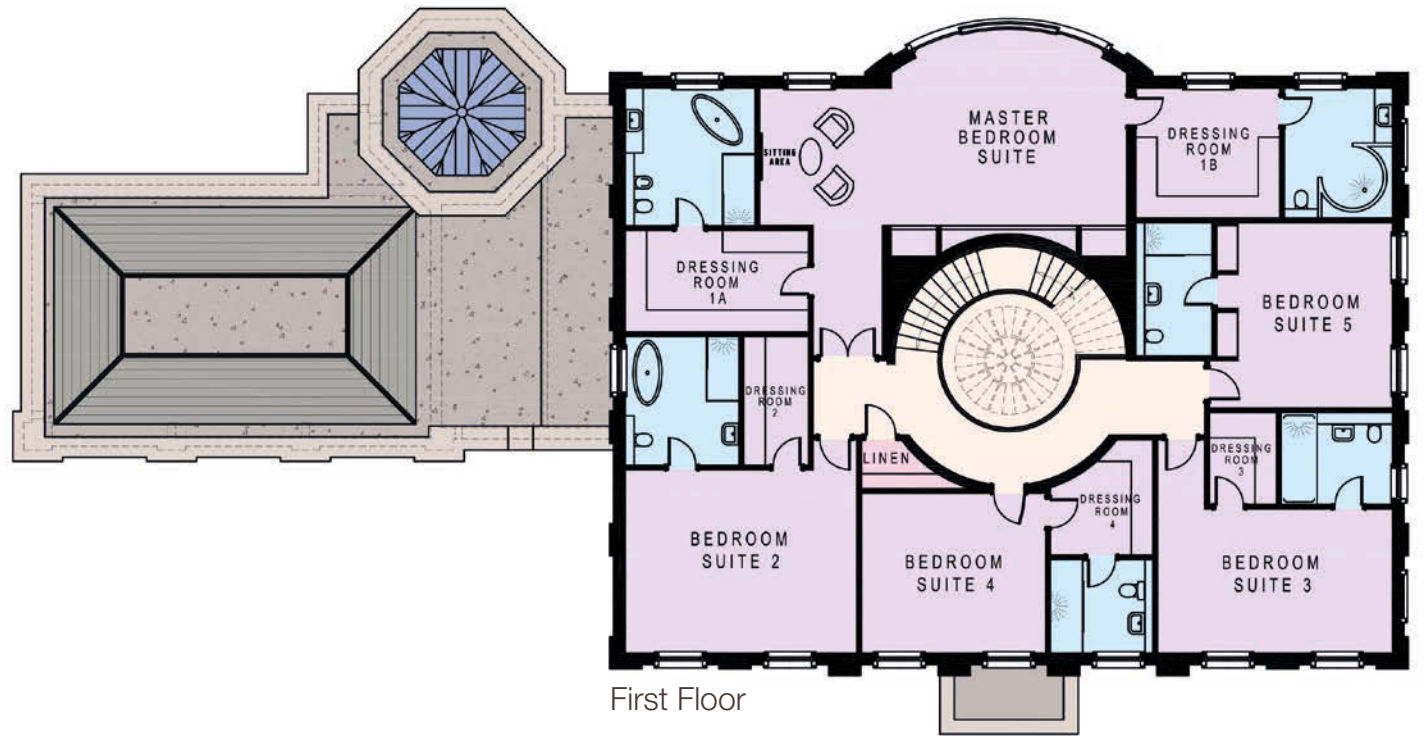
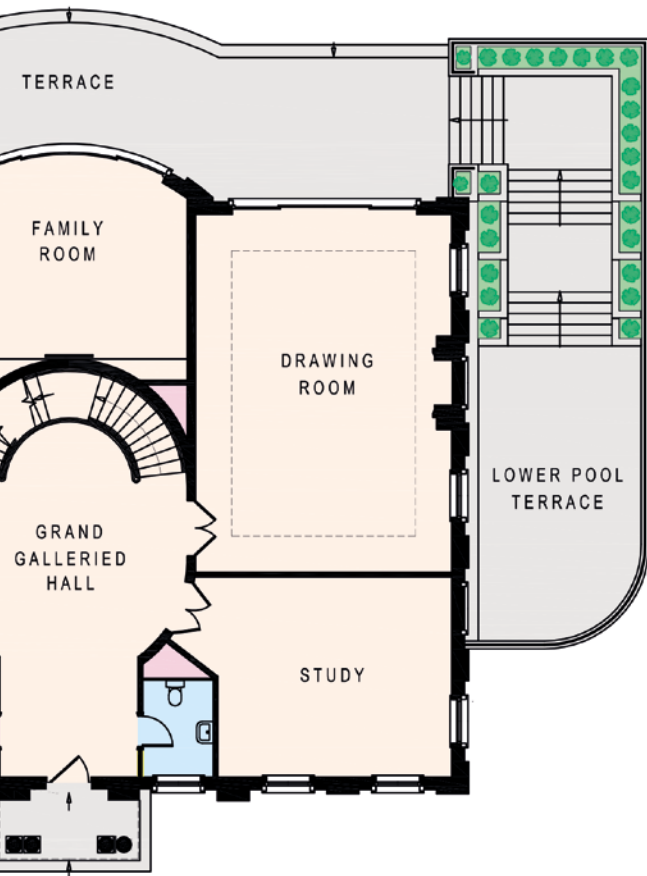
Lower Ground Floor

RECREATION AREA	9.2m x 6.6m	30'2" x 21'8"
CINEMA	7.2m x 5m	23'8" x 16'5"
POOL HALL	12.2m x 7.1m	40' x 23'5"
SWIMMING POOL	9m x 4.5m	29'7" x 14'9"
GYMNASIUM	5.6m x 4.1m	18'5" x 13'5"
WINE STORE	3.9m x 2.1m	12'10" x 6'11"
BEDROOM 6 / STAFF ANNEXE	5.6m x 5.3m	18'5" x 17'5"



Ground Floor

GRAND GALLERIED HALL	11.4m x 6.5m	37'5" x 21'4"
DRAWING ROOM	9.9m x 7.1m	32'6" x 23'4"
DINING ROOM	6.5m x 5.6m	21'4" x 18'5"
STUDY	6.5m x 5.6m	21'4" x 18'5"
FAMILY ROOM	6.5m x 5.7m	21'4" x 18'8"
KITCHEN / BREAKFAST ROOM	9.3m x 7.4m	30'6" x 24'3"
ORANGERY	4.5m x 4.5m	14'9" x 14'9"
TRIPLE GARAGE	10.7m x 6.7m	35'2" x 22'



MASTER BEDROOM SUITE	10.2m x 5.7m	33'6" x 18'8"
MASTER DRESSING ROOM 1A	5.1m x 2.8m	16'9" x 9'3"
MASTER DRESSING ROOM 1B	4m x 3.6m	13'2" x 11'10"
BEDROOM SUITE 2	6.4m x 5.1m	21' x 16'9"
DRESSING ROOM 2	3.57 x 1.83 m	11'8" x 6'0"
BEDROOM SUITE 3	6.5m x 4m	21'4" x 13'2"
DRESSING ROOM 3	2.40 x 1.87 m	7'10" x 6'1"
BEDROOM SUITE 4	5.1m x 4.4m	16'9" x 14'5"
DRESSING ROOM 4	3.10 x 2.85 m	10'2" x 9'4"
BEDROOM SUITE 5	5.1m x 5.1m	16'9" x 16'9"

Specification

A bespoke new palatial residence by Citigate Homes constructed with impeccable taste to an exceptionally high specification.

Location:

- Located on Old Avenue in the heart of the UK's most exclusive estate - the prestigious St George's Hill Estate in Weybridge, Surrey
- A beautiful, mature, secluded, and level site extending to just under 1.2 acres
- Close to the M25, Heathrow and Gatwick airports and about 24 miles into the heart of London

The Exterior:

- Classic front elevation architecture using handmade bricks with extensive stone detailing
- Modern rear elevation with extensive private terracing designed for large scale entertaining
- Extra Wide electronic wrought iron gates with video entryphone system
- Triple garaging with automatic garage doors
- Automatic lawn irrigation system
- Front driveway fountain
- Mature gardens laid mainly to lawn
- Lower terrace outside the pool hall

The Interior:

- Majestic marble lined entrance lobby leading to an Oval Reception Hall with two storey lightwell and glazed dome
- Marble floors throughout the ground floor (except dining room and study which feature wood flooring)
- Imposing marble lined sweeping central staircase with wrought iron balustrading
- Grand Drawing Room with limestone fireplace and coffered ceiling
- Formal Dining Room
- Italian show Kitchen and Breakfast area
- Separate secondary kitchen / servery
- Octagonal Orangery with glazed dome
- Master Bedroom Suite comprising imposing bedroom, sitting area, 'his' and 'hers' dressing rooms, and 'his' and 'hers' bathrooms
- Stunning Italian bathroom furniture throughout
- Four further bedroom suites - three with their own dressing rooms
- Games / Recreation room

- Indoor swimming pool and spa with full changing facilities
- Steam Room
- Gymnasium
- Chilled Wine Store fully clad with wine racking
- Bar and secondary servery
- Fully lined Cinema room
- Separate self-contained Staff annexe with its own kitchen and en-suite bathroom

Services and Technology:

- Whole house underfloor heating
- Air Conditioning to all principal rooms
- Mechanical Heat Exchanger Air handling and ventilation system
- Whole house Mood Lighting, Audio, Video, Satellite, TV, FM radio, and Computer network throughout with a State-of-the-art Home Automation system controlling mood lighting and audio/visual facilities. The system can be controlled via a Smartphone / tablet from anywhere in the world. *

- LED TVs are fitted as standard in the family room and the master bedroom
- Separate Wetroom TV in 'His' en-suite
- State-of-the-art Intruder alarm and Fire alarm systems
- CCTV covering the grounds and the entrance

Guarantees and After-Sales Service:

- Ten Year NHBC Buildmark Warranty.
- As standard, Citigate Homes also provides its invaluable one year after-sales review in order to carry out any necessary remedial works and to ensure that our clients remain delighted with their purchase of a bespoke residence created by Citigate.

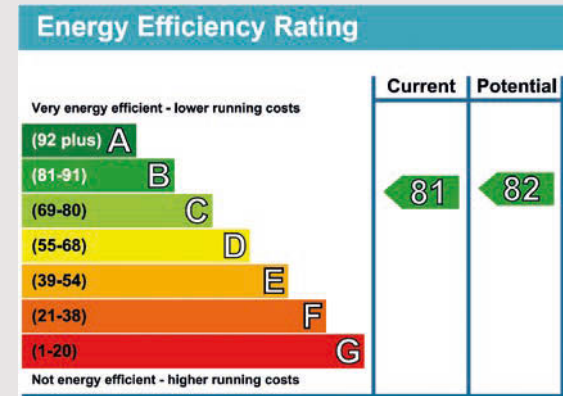
* Optional equipment may need to be purchased depending upon the requirements of the homeowner.

The specification is subject to change at any time.

These details do not form part of any contract and potential purchasers should satisfy themselves as to the exact specification at the time of purchase.







Services

The property is connected to mains water, gas, drainage and electricity.

Local Authority

Elmbridge Borough Council - 01372 474 474

Directions

From London take the A3 to the Cobham exit taking the Byfleet Road (A245). Turn right at the traffic lights in to Seven Hills Road and proceed for approximately 2 miles. Turn left at the second roundabout in to Queens Road. Turn the third turning on the left into Old Avenue and follow Old Avenue to the top of the road where you will find the entrance gates to St. George's Hill.

Viewings

All viewings to be arranged strictly by appointment via the sole selling agents.

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