

# FOSSEWAYS

ST. GEORGE'S HILL • SURREY





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*A magnificent ambassadorial mansion occupying one of the largest plots within the prestigious St. George's Hill Estate*

Impressive porte-cochère • Large entrance hall • Grand reception hall • Drawing room • Dining room • Study  
Private lounge • Bar lounge • Kitchen/Breakfast/Family room • Guest bedroom suite • Secondary kitchen • Lift  
Three staircases • Dumb waiter

Master bedroom suite with two dressing rooms and two bathrooms  
Five further bedroom suites with dressing areas • Lounge

Lower ground floor with stunning indoor swimming pool complex with spa, sauna, steam room and two shower rooms  
Cinema • Large reception area • Billiards room • Wine cellar • Laundry room

Garaging for six cars • Two one bedroom staff flats with living room, kitchen and bathroom

Impressive ceiling heights of up to 4.3m • Air conditioning • ANX system

**Approximate gross internal area 23,423 sq. ft. (2,176 sq.m)**

**Superb gardens and grounds**

**In all about 3.7 acres (1.48 hectares)**



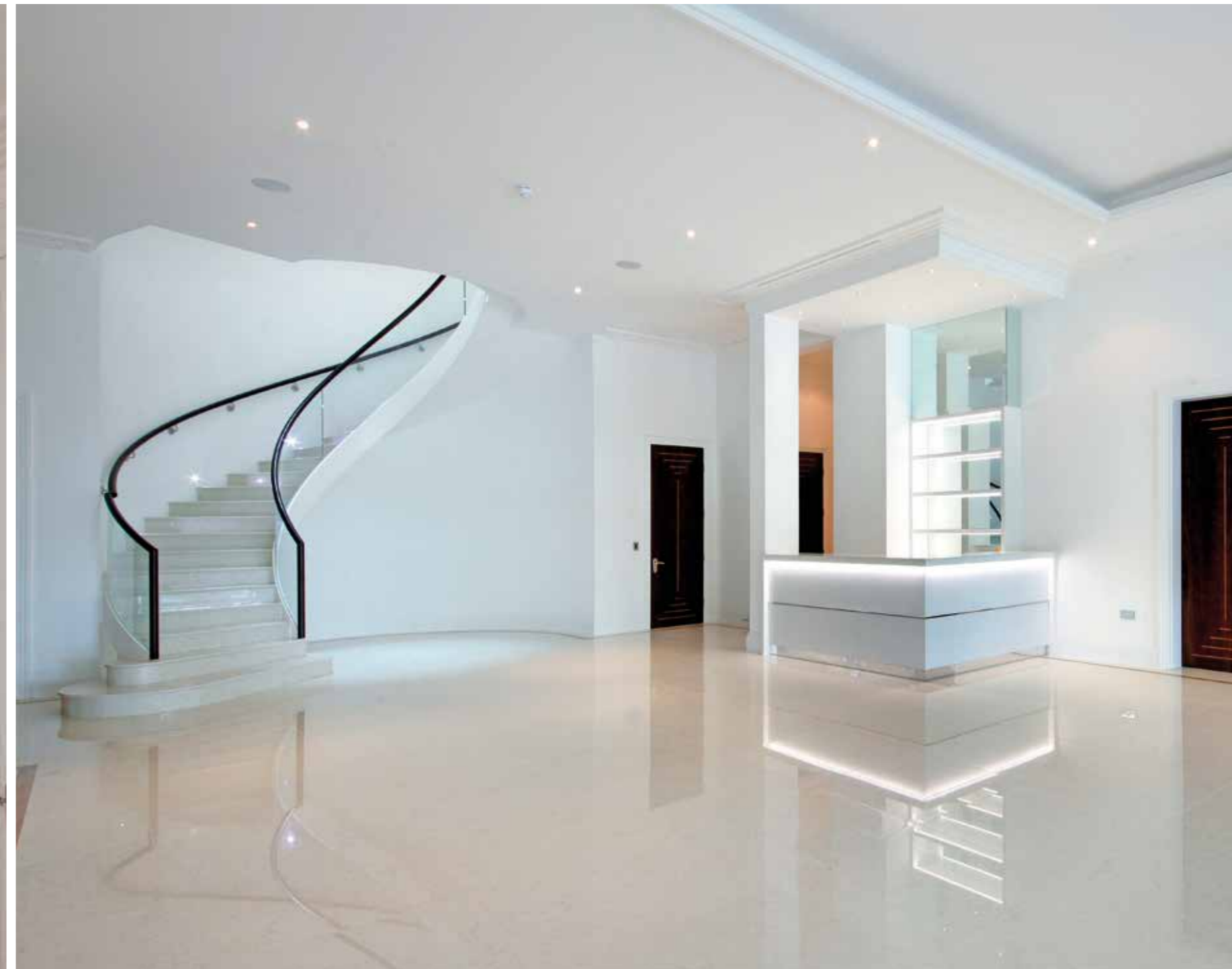
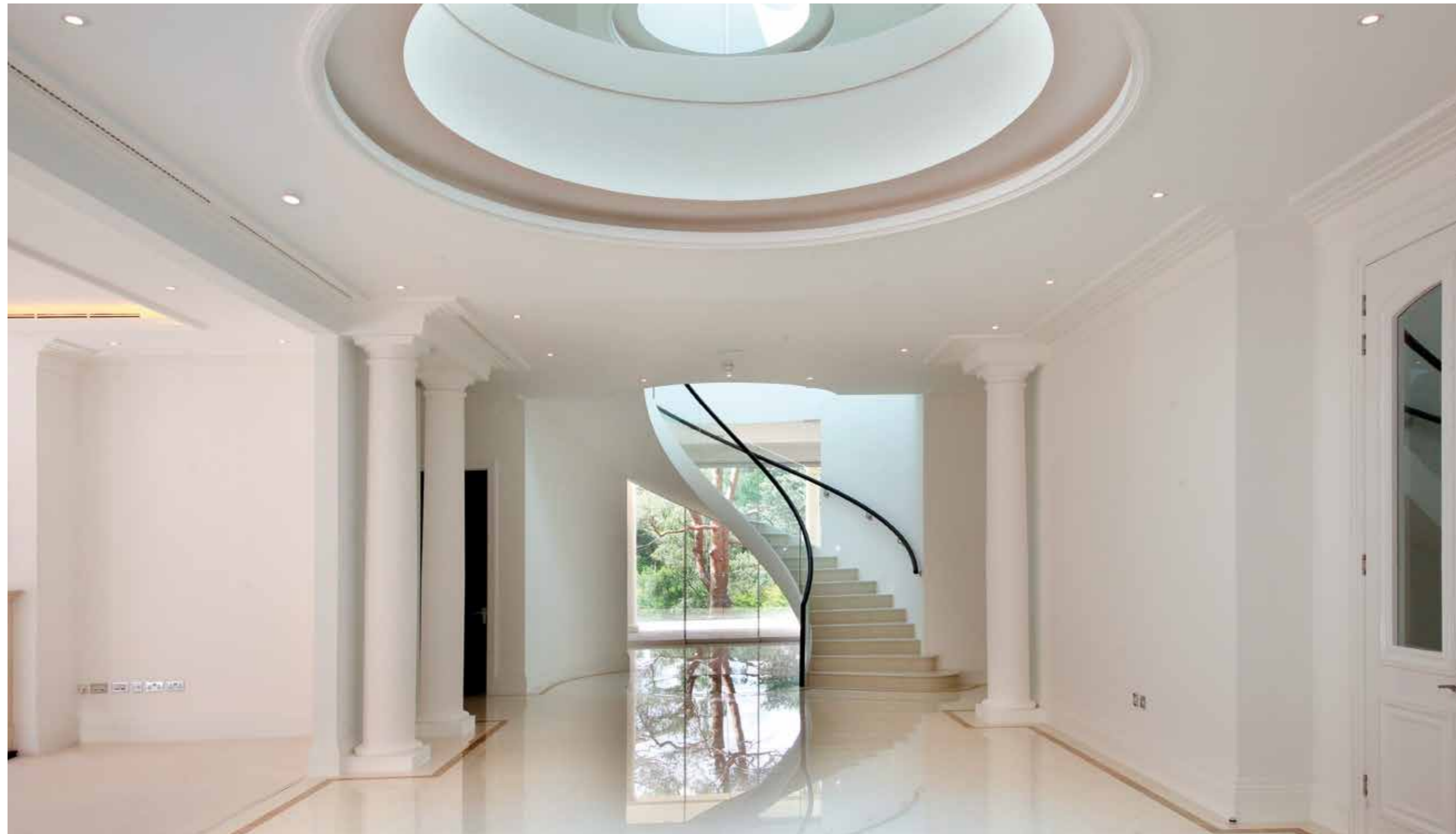
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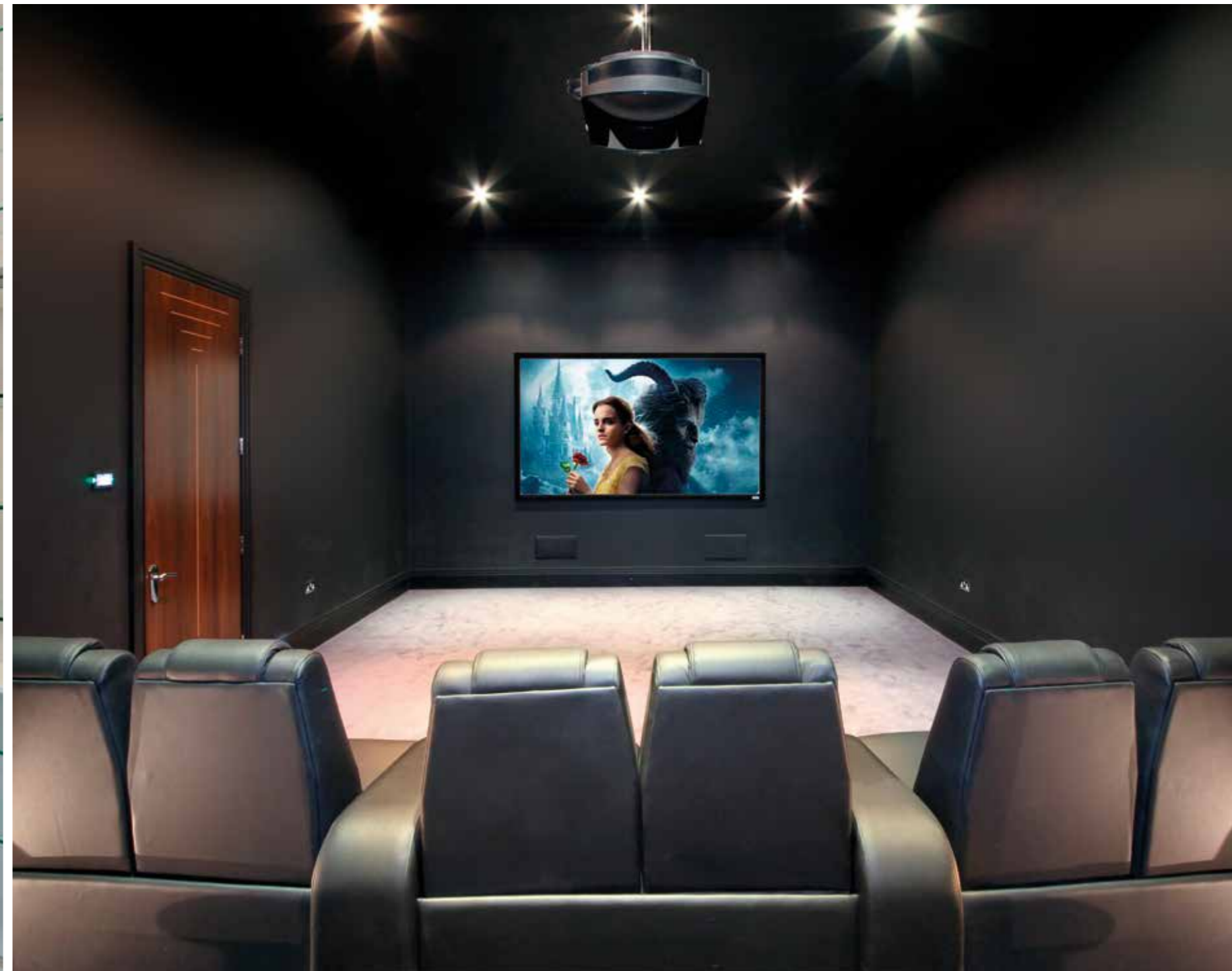
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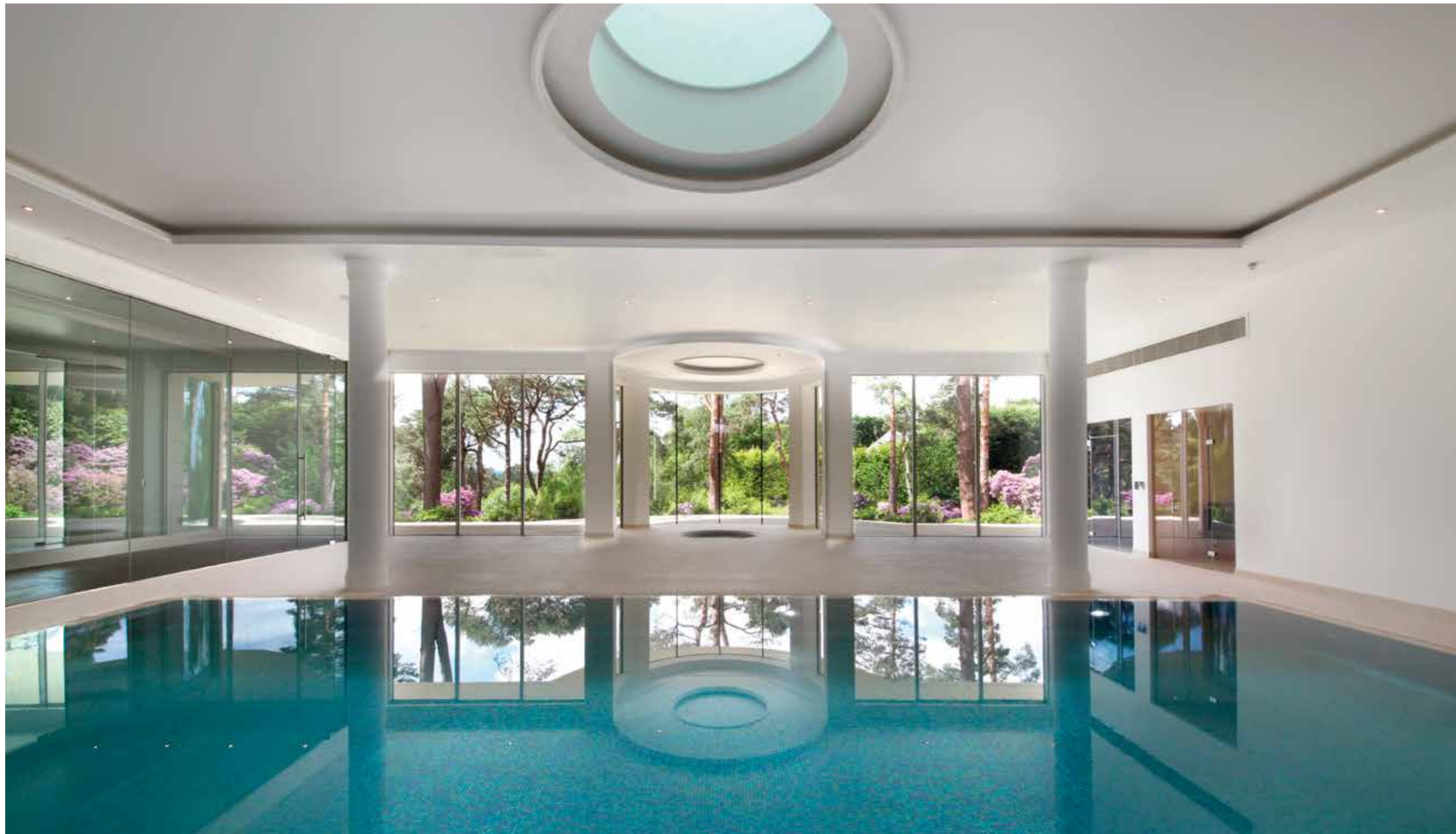
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These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.

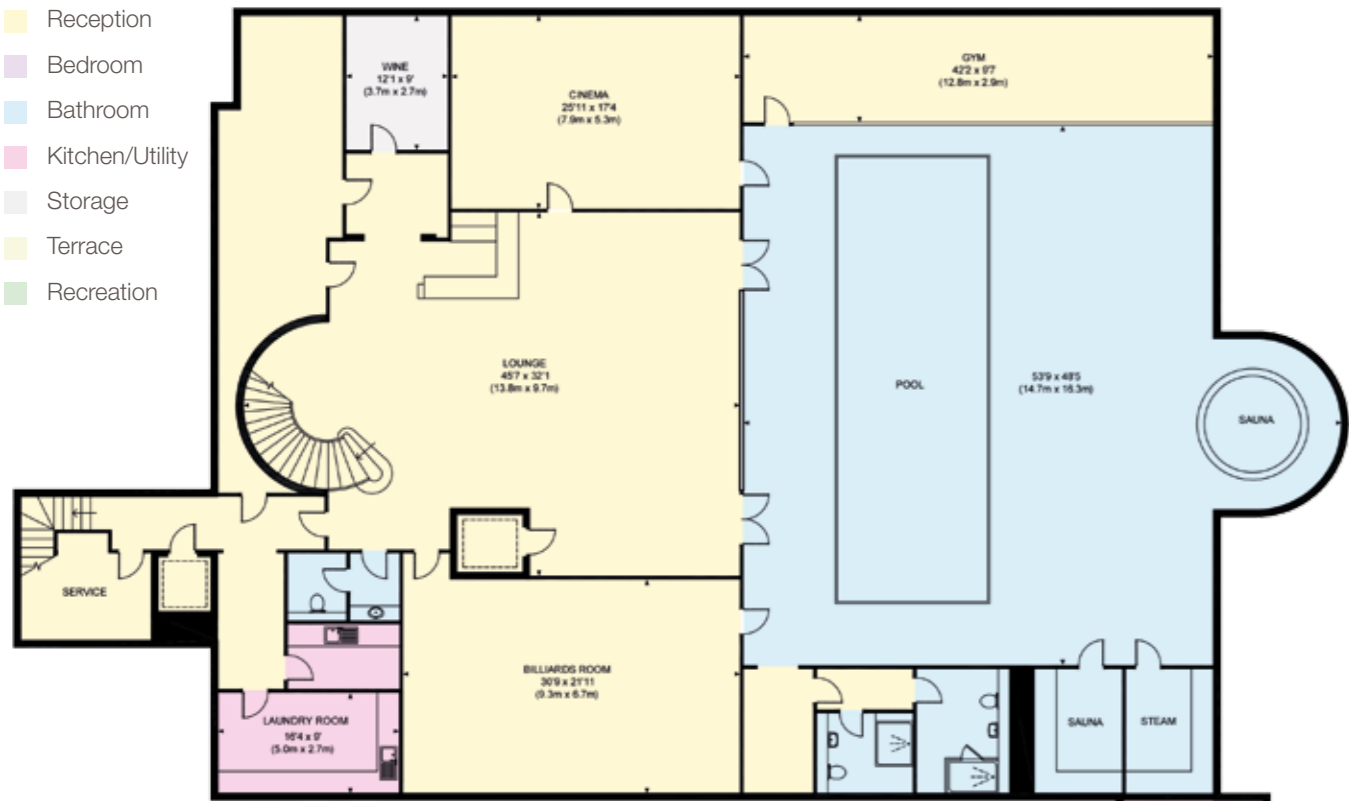








- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

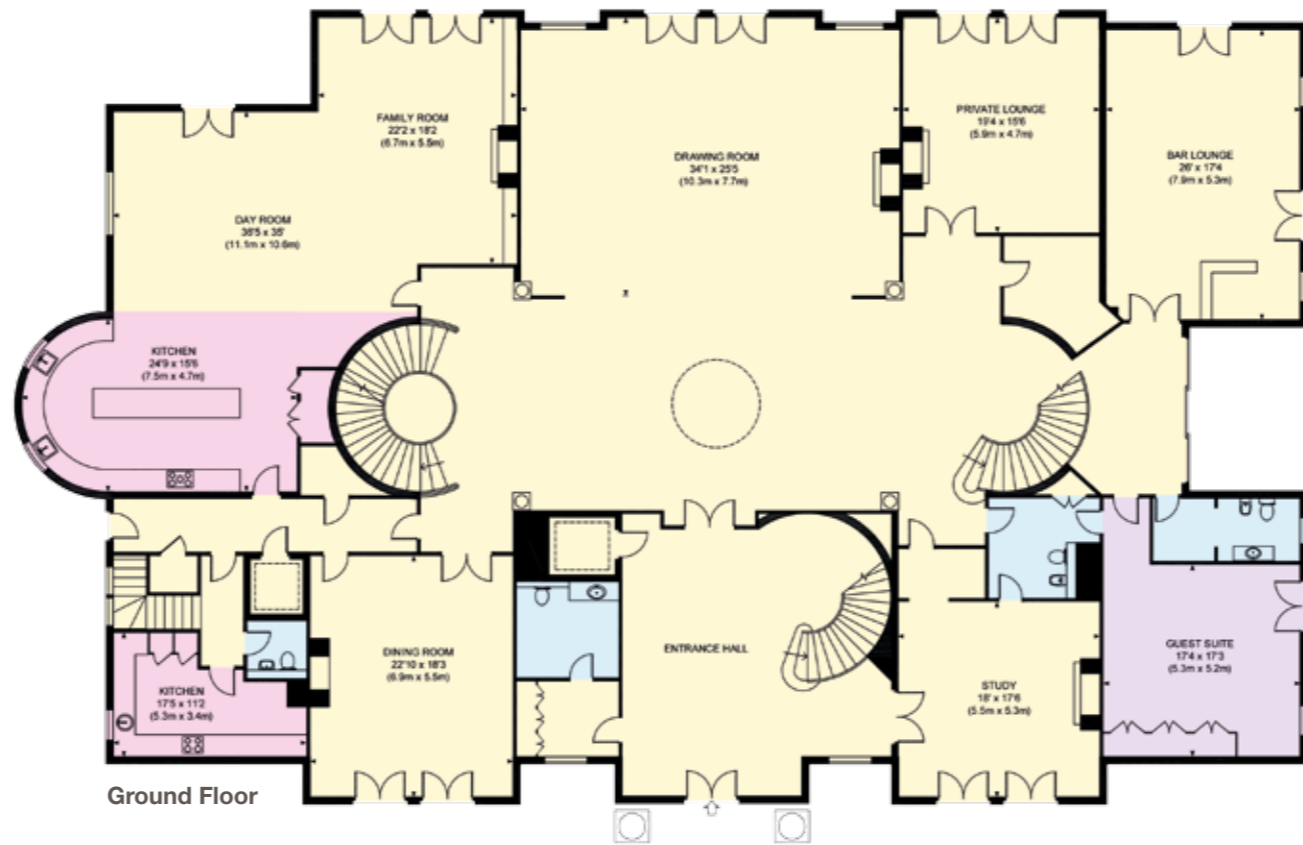


Lower Ground Floor

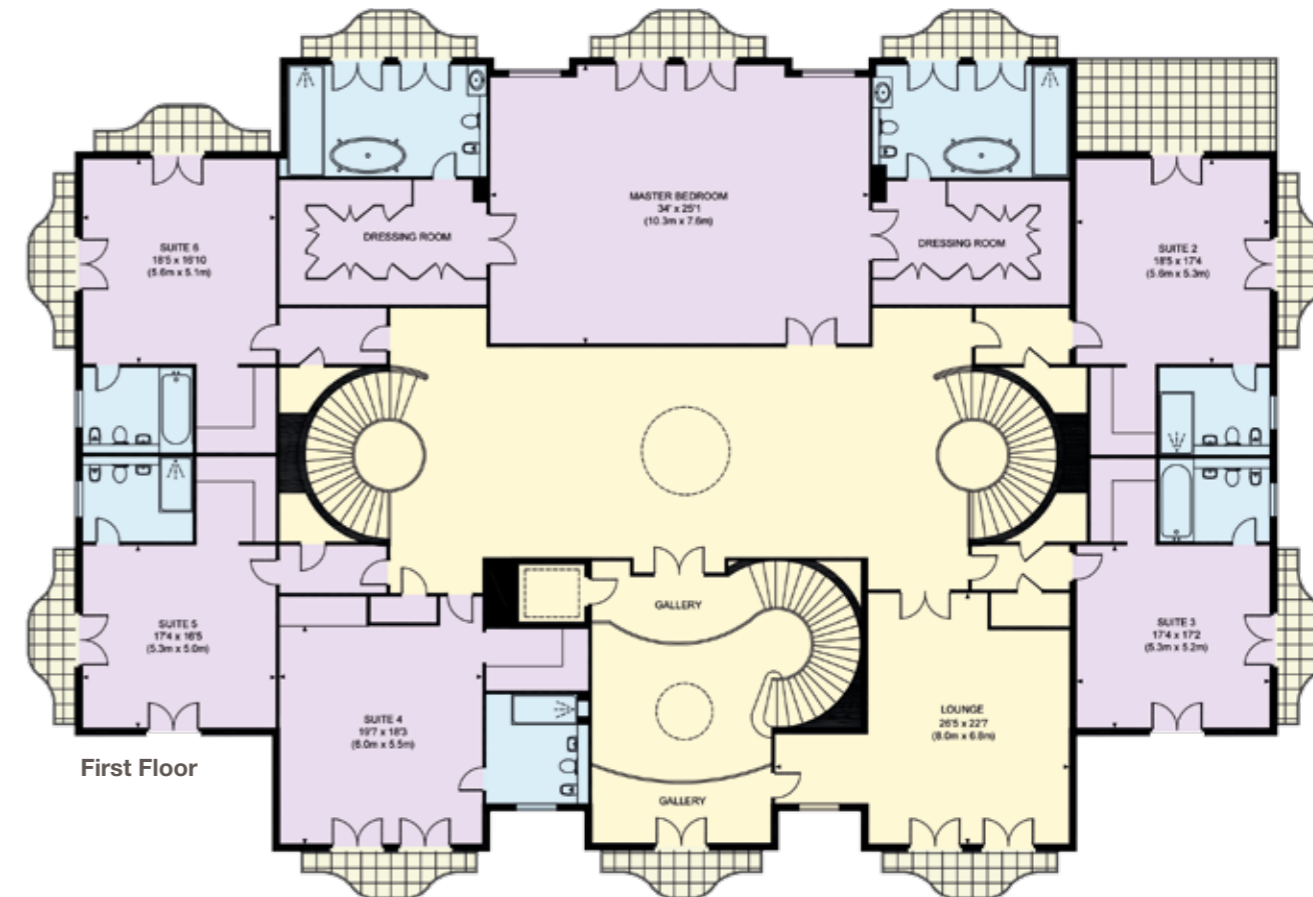
**Approximate Gross Internal Floor Area**

20140 sq.ft / 1871.1 sq.m

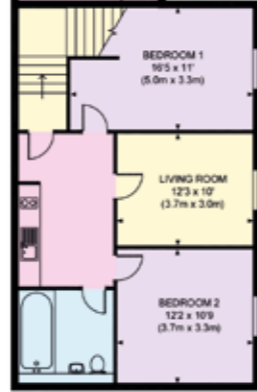
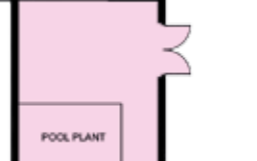
Total: 23,423 sq. ft (2,176 sq. m)



Ground Floor



First Floor



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	50	50
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



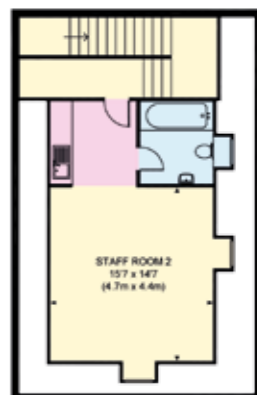
Ground Floor



First Floor

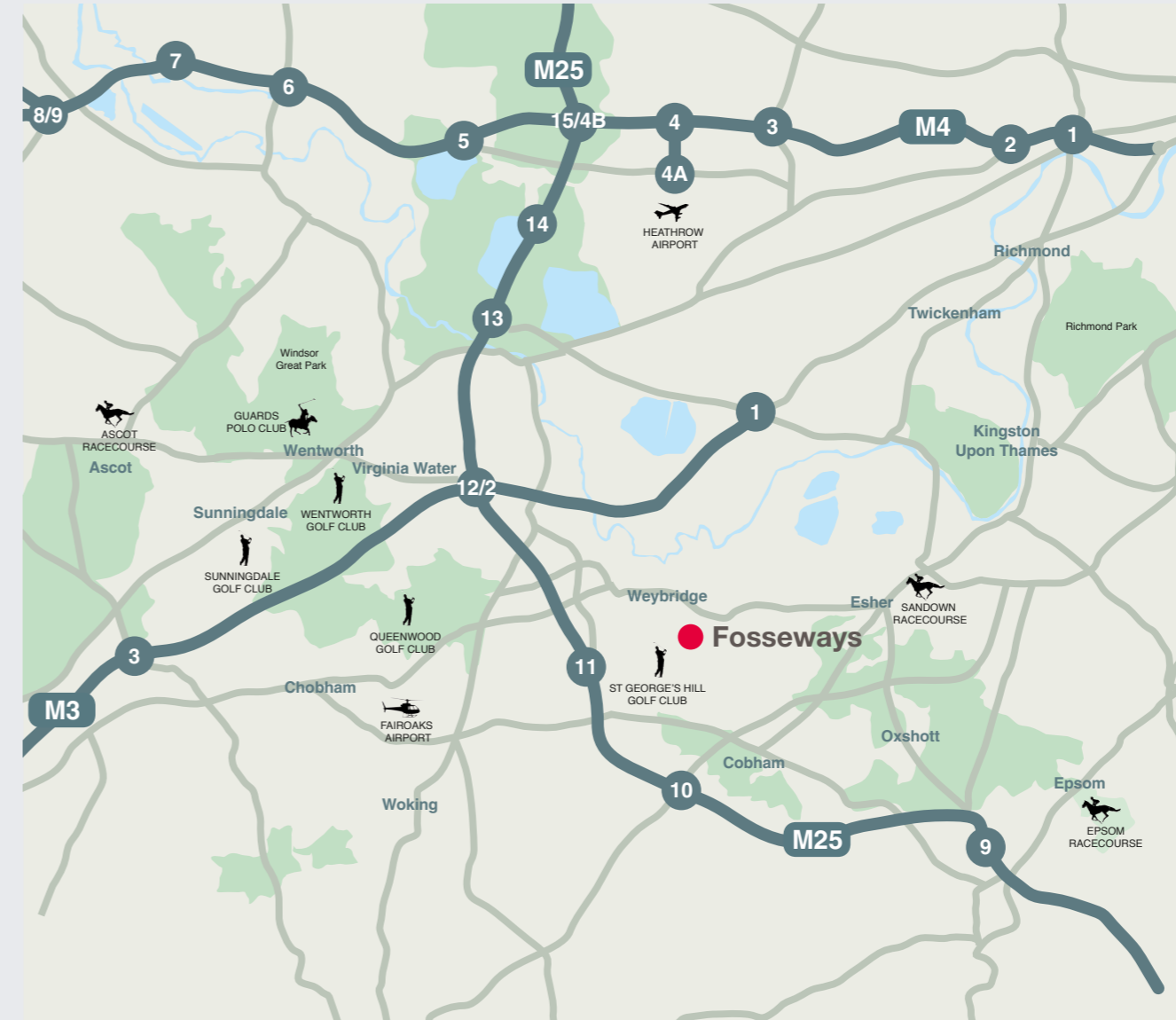


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



### 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 0PX.

### 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.



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