

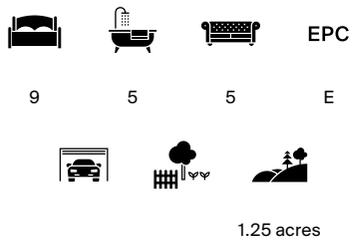


## GRANVILLE ROAD

Weybridge

# A SUBSTANTIAL NINE BEDROOM HOUSE

Built by master builder W G Tarrant, ideally located  
on the prestigious St George's Hill Estate.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold





# DESCRIPTION

Extending to approximately 5,762 sq ft, the property is set behind electric gates on grounds of over 1.25 acres, offering a secure and very private location. The house exudes grace and grandeur with original character features throughout the property. Located in the sought-after private estate of St George's Hill the character property has seven bedrooms and four bathrooms in the main house. Downstairs there are five generous reception rooms, utility room and kitchen/breakfast room.

Secluded grounds are level and private, being tree-lined with a large terrace across the back of the house, ideal for al fresco entertaining. There is a secluded pool area behind mature hedging, adjacent. The gardens wrap around the house and provide several areas of interest, with the main garden being south backing. Offering huge potential to either extend and modernise the existing property or be a plot for a brand new build STPP and SGHRA approval.

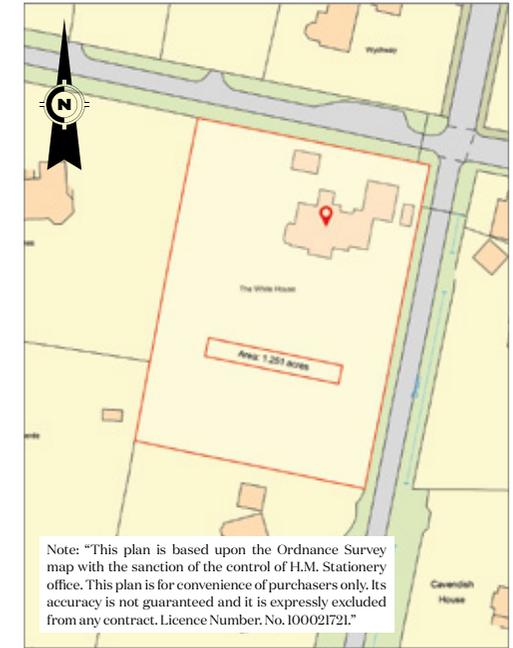
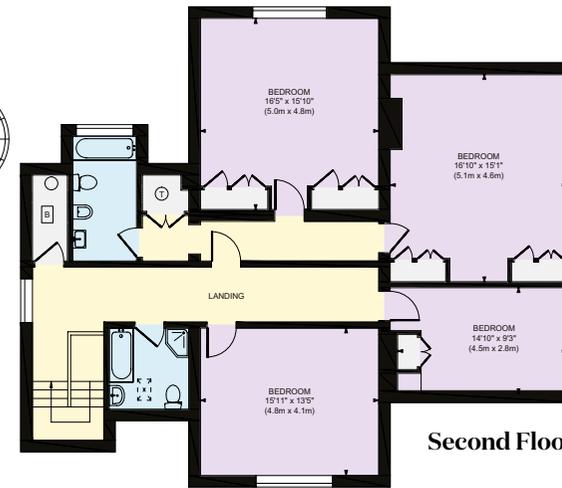
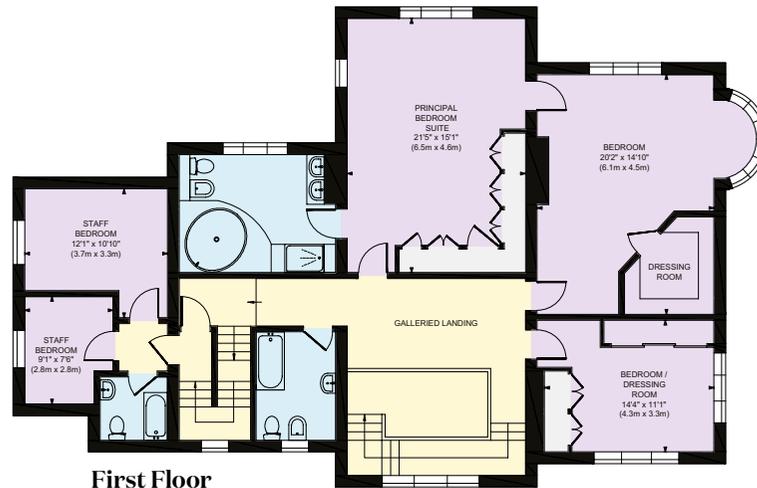
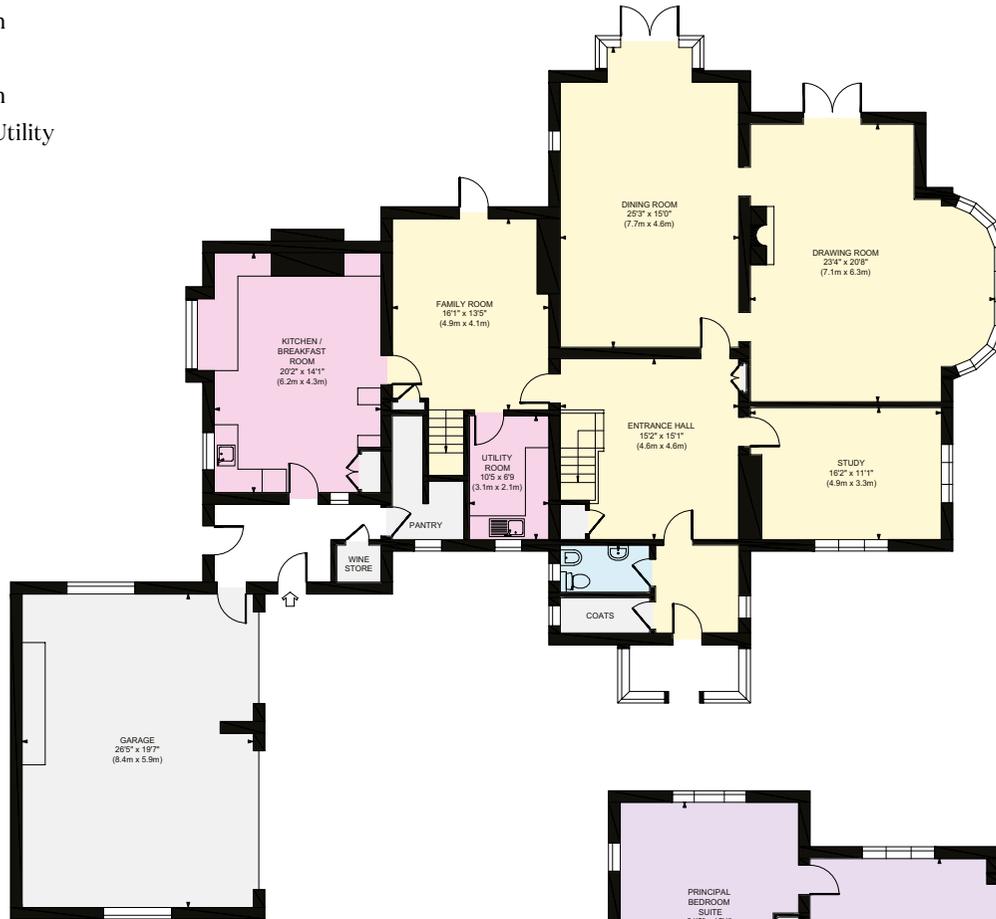
# LOCATION

St George's Hill is set on approximately 900 acres and features a private championship-standard 18-hole golf course, two 9-hole courses and a separate private tennis and squash club. Close to the centre of Weybridge, the greens and fairways of St George's Hill Golf Club meander through the Estate, whilst the Lawn Tennis, Squash and Croquet Club offers luxurious fitness and an indoor swimming pool. The Estate provides controlled gated security and privacy, offering an ideal community location. The A3 is a short driving distance giving access to London and the M25 which, in turn, leads to the national motorway network as well as Heathrow and Gatwick airports. Weybridge and Walton mainline rail stations are conveniently located nearby.

**Distances:** Weybridge 3 miles, Heathrow 13 miles, M25 (J10) 4 miles, Central London 24 miles (All distances are approximate).



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



Approximate Gross Internal Area  
5762 sq. ft / 535.31 sq. m

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

We would be delighted  
to tell you more.

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