

Waverley, St. George's Hill, Surrey



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Waverley House, Granville Road, Weybridge, Surrey, KT13 0QJ

For Sale Freehold

Guide Price: £19,950,000

A most notable and distinguished mansion home being a former flagship showhouse of Octagon Developments within this exclusive private residential estate.

Waverley is privately and quietly situated within magnificent larger than average mature grounds of approx. 2.3 acres (0.93 ha) incorporating a secondary outdoor pool and tennis court with entertaining gazebo.

The house and grounds have recently been the subject of a significant 'refreshment project' and offered for sale in immaculate condition.

The interior design specification combines a fusion of sleek textured lines and finishes throughout.

Proportionally the property balances extremely spacious family and entertaining accommodation on a grand scale with the emphasis on lateral living and combining a natural flowing connection to the full width rear terracing and formal landscaped gardens for maximum enjoyment.

Accommodation

Ground floor

Reception hall leading to magnificent vaulted Grand hall • Cloakroom • Cloakroom cupboards • Lift • Drawing room (54ft) with canopied loggia • Panelled study • TV/Family room • Kitchen dining salon (54ft) with external canopied loggia • Served • Preparation kitchen • Utility room • Estate office (2nd study) • Vaulted indoor pool hall with relaxing area and loggia • 2nd cloakroom • Gymnasium • Steam room • Sauna • 3 shower rooms • 2 changing rooms • Cinema room (basement level served via lift and staircase)

First floor

Galleried landing • Principal suite (1,346 sq ft) comprising, salon, study, bedroom, 2 bathroom suites, large patio • 5 further double bedroom suites (2 with dressing rooms) • Lift

Detached Garage Block with self contained Annexe

Quadruple garaging • Gardeners cloakroom • Secondary laundry room • Plant room • Annexe comprising: Hall and landing • Kitchen/Breakfast room • Sitting room • 3 Bedrooms • Bathroom.

Outside

Stunning mature landscaped grounds 2.31 acres (0.93 ha) • Substantial entertaining gazebo adjoining tennis court and outdoor pool • Garden Store • Greenhouse • 2 further plant rooms.









Principal Bedroom (1,346 sq ft) comprising bedroom, salon, study, 2 ensuites









Approximate Gross Internal Area

Basement 499 sq. ft / 46.38 sq. m
Lower Ground Floor 162 sq. ft / 15.05 sq. m
Ground Floor 6,741 sq. ft / 626.29 sq. m
First Floor 4,106 sq. ft / 381.42 sq. m
Principal Bedroom Suite 1,346 sq. ft / 125.07 sq. m (Excluding Balcony)
Self Contained Staff Suite 951 sq. ft / 88.42 sq. m
Garage 1,004 sq. ft / 93.28 sq. m
Outbuildings 523 sq. ft / 48.58 sq. m
Total 15,332 sq. ft / 1,424.49 sq. m



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Promap & EPC



Waverley
Granville Road
WEYBRIDGE
KT13 0QJ

Energy rating
B

Valid until
29 May 2027

Certificate number
8763-7025-5860-6216-3922

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Area: 2.31 acres (0.935ha)
(Indicative only)

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