

Hawthorn House, St. George's Hill, Surrey



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*Hawthorn House, St. George's Hill,
Weybridge, Surrey*

A most comfortable and superbly presented modern family home nestling in a very secluded and private part of this exclusive, residential estate in grounds of just over 1 acre.

St. George's Hill is one of the UK's most coveted private addresses centred around a renowned Golf Course and Lawn Tennis Club in a mature, pine studded and rhododendron landscape setting

Rising driveway through twin electric gates lead to a substantial forecourt and parking area to this exceptional family and entertaining house extending to approximately 8,500 sq. ft. The versatile accommodation incorporates large and spacious reception areas and five double bedroom suites in addition to a leisure floor with gymnasium, games room, cinema with lounge area and bar.

The rear gardens provide a mature landscape backdrop with numerous established trees, shrubs and bushes providing total privacy to the pool and entertaining terracing.

Offers in the Region of: £5,500,000 - Freehold

Accommodation

Ground Floor:

Covered porch • Galleried Entrance Hall • Cloakroom • Kitchen/Breakfast Room • Multi aspect Drawing Room • Dining Room • Study • Family Room with full width bi-fold doors opening to pool terrace • Utility/Laundry Room • Pool Shower & Cloakroom • Plant Room • Main staircase and additional spiral staircase leading to lower ground floor

First Floor:

Galleried landing • Principal Bedroom Suite with 2 ensuite Bathrooms and Dressing Room • 3 further Double ensuite Bedrooms • Linen cupboard

Second Floor:

Double ensuite Bedroom • Large his & hers Dressing Room • Linen cupboard • Large storage cupboard

Lower Ground Floor:

Spiral staircase leads to: Cinema Room • Club Lounge and Bar • Cloakroom • Gymnasium • Library • Games Room

Gardens, Grounds & Outbuildings:

Approached via electric entrance gate to driveway • Generous forecourt • Gardens extend to approx. 1.002 acres (0.405 ha) with mature boundaries, established trees, shrubs and bushes offering privacy • Surrounding the rear of the property are terraces with multiple areas for entertaining • Large outdoor heated pool • Triple Garage



Galleried Entrance Hallway



Generously proportioned Kitchen/Breakfast Room



Family Room adjoining Kitchen/Breakfast Room



Dining Room



Triple aspect Drawing Room



Cinema Room leading into Lounge and Bar area



Study, Library, Club Lounge, Games Room



Principal bedroom with 2 ensuite bathrooms



Four further double ensuite bedrooms



Rear elevation



Heated pool with entertaining terracing



Heated pool with terrace and mature gardens

Approximate Gross Internal Area

8509 sq. ft / 790.54 sq. m
(Including Garage)



SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

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

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Indicative only, approx. 1.002 acres (0.405 ha)

6 Abbotswood Drive
 WEYBRIDGE
 KT13 0LT

Energy rating
C

Valid until
4 June 2035

Certificate number
2198-2242-2216-1815-1012

| | |
|------------------|-------------------|
| Property type | Detached house |
| Total floor area | 712 square metres |

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 73 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property’s current and potential energy rating.