



Tanglewood Villa, St. Georges Hill, Weybridge, Surrey





A three-storey home in need of updating and improvement with an indoor swimming pool, tennis court and grounds extending to 1.35 acres, **backing directly** on to St George's Hill Golf Course.

Summary of accommodation

Lower Ground Floor: Games/music room | Indoor swimming pool with bar area, sauna, steam room, jacuzzi and changing room | Staff accommodation with kitchen, bedroom and bathroom | Two storerooms

Ground Floor: Entrance hall, Drawing room | Dining room | Kitchen/breakfast room | Family room | Study | Utility | WC

First Floor: Galleried landing | Principal bedroom with bathroom, dressing room and balcony | Four further bedroom suites, one with balcony

Outbuildings: Triple garage with studio and WC above

Gardens and grounds: Rear terrace | Lawned areas | Wooded walkways | Hard tennis court

In all approximately 1.35 acres

Distances

Cobham 4 miles, Oxshott 8 miles, Guildford 13 miles, London 25 miles, Gatwick Airport 29 miles

(All distances are approximate)



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Situation

St George's Hill is recognised as one of the UK's most prestigious, secure and private gated addresses, comprising approximately 964 acres of pine-studded woodland and rhododendrons centred around a championship Golf Course.

The property

Tanglewood Villa is a three-storey home built originally by Octagon Developments, set in a 1.35 acre plot backing directly on to St Georges Hill Golf course. The house comprises of 6 bedroom suites, a drawing room, dining room, kitchen/breakfast room, tv room, utility room, cloakroom and study on the ground floor.

The lower ground floor has an indoor swimming pool, with changing facilities, a jacuzzi, a sauna, as well as a large games room. There is also a separate reception room and bedroom with en suite bathroom. There is a triple garage with staff accommodation over.





Approximate Gross Internal Floor Area

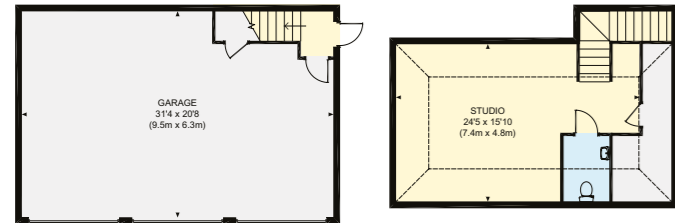
8115 sq ft / 753.9 sq m

Outbuildings: 1034 sq ft / 96.0 sq m

Total: 9149 sq ft / 849.9 sq m

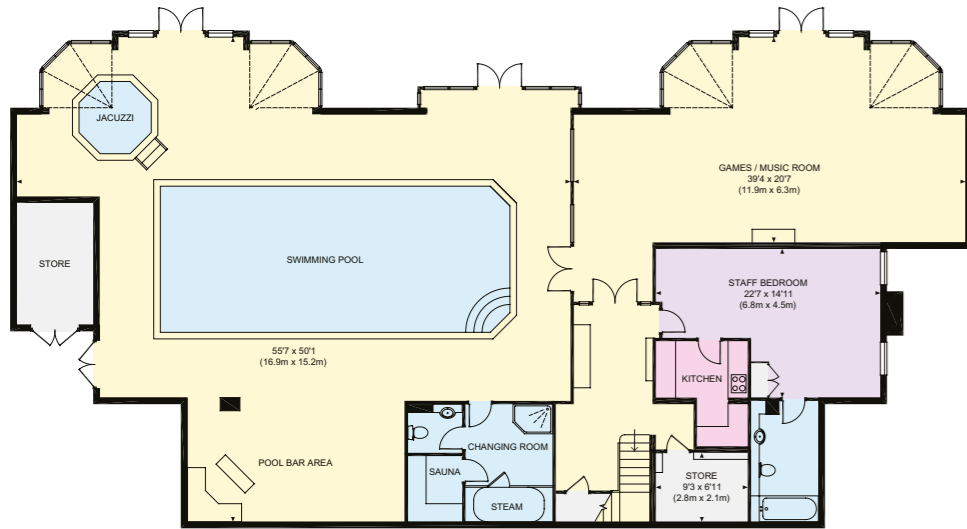
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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

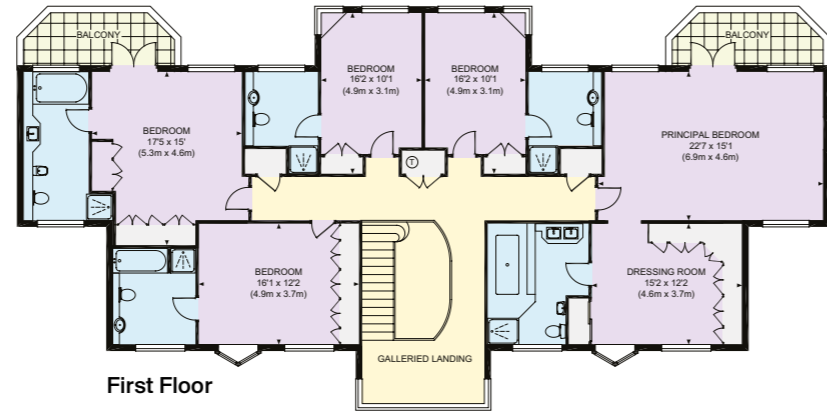


Ground Floor

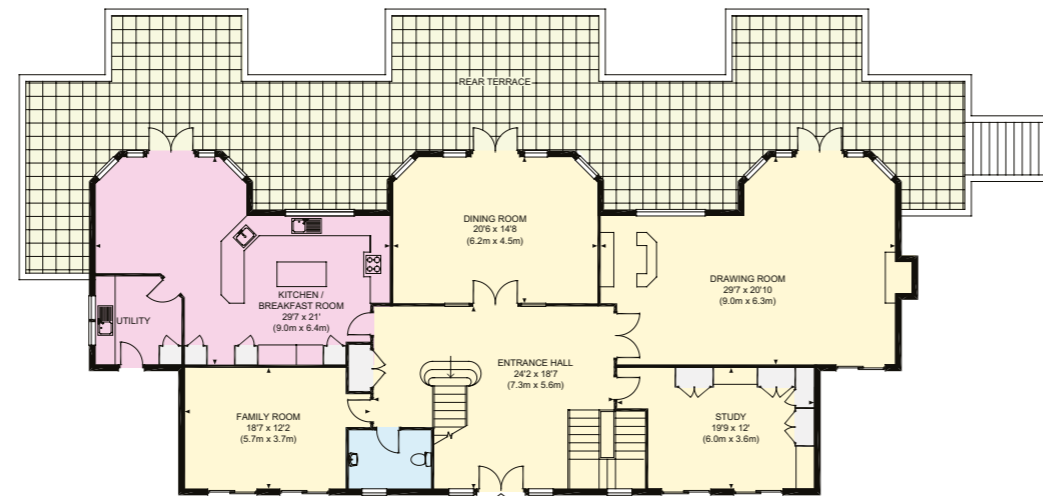
First Floor



Lower Ground Floor



First Floor



Ground Floor



Gardens and grounds

Externally there are gardens that predominately lie to the rear of the property and have a variety of lawned areas, trees, shrubs and wooded walkways, as well as a hard tennis court. The house is in need of updating and improvement. Due to the topography of the grounds, all three floors have good natural light and enjoy the southerly aspect overlooking the gardens and with glimpses through to the golf course.

Property information

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Council Tax: Band H

EPC Rating: C



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated December 2023. Photographs and videos dated xxxxxxxxxxxx20xx.

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