



GRANVILLE ROAD

St George's Hill, Weybridge, Surrey



A SPECTACULAR COUNTRY RESIDENCE

Located in the ever exclusive St George's Hill Estate in Surrey.

Summary of accommodation

Lower Ground Floor: Cinema | Plant room

Ground Floor: Entrance hall | Lift to all floors | Study/library | Family/TV room | Estate office | Drawing room | Swimming pool | Steam room
Sauna | Gym | Changing room with showers | Kitchen/dining room | Prep kitchen | Utility | Servery

First Floor: Galleried landing | Principal bedroom with salon area, study and two en suites | Five further bedrooms with ensuite bathrooms

Outbuildings: Greenhouse | Garden store | Pool plant room | Garage with WC and secondary laundry room

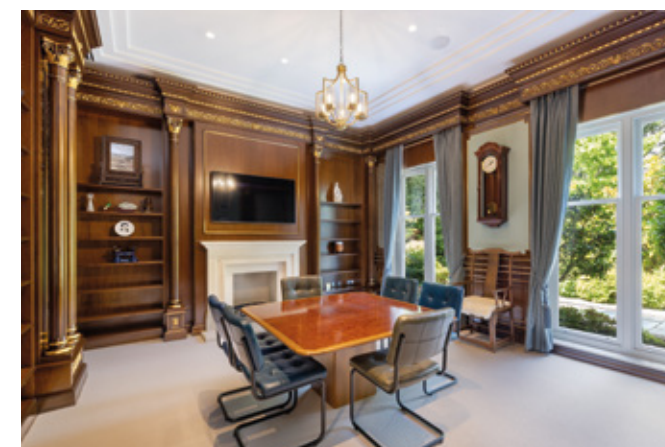
Self-contained staff suite: Sitting room | Kitchen/breakfast room | Bathroom | Three bedrooms

In all 2.31 acres, totalling 15,332 sq ft



DESCRIPTION

Tucked away behind electric security gates, this exceptional property occupies a substantial plot of around 2.3 acres which is flat, private and enjoys stunning mature trees and landscaping. The house extends to over 15,300sqft and is arranged predominately over two floors, giving a wonderful sense of lateral space with excellent ceiling heights and volumes. It offers both indoor and outdoor swimming pools with associated leisure facilities, cinema, an all weather tennis court, detached garaging for three cars and an independent staff annex. The property has recently undergone and significant refurbishment programme including a new kitchen, bathrooms and floorings and is offered to the market in immaculate condition.









LOCATION

St George’s Hill is internationally renowned as one of the most sought-after private estates in England. Access onto the private, gated estate is controlled during the day by the estate’s security personnel and is restricted at all times. St George’s Hill is set in some 900 acres and features a private championship standard golf course and a separate private tennis and squash club. The tennis club is one of the foremost racquet sports clubs in England, with 30 grass and all-weather tennis courts, two indoor courts and four squash courts. The tennis club also has a 20 metre indoor swimming pool, a well-equipped gym and a restaurant and bar. Racing is available at Sandown Park, Ascot, Epsom and Windsor. Polo can be enjoyed at Guards Polo Club and The Royal Berkshire Polo Club.

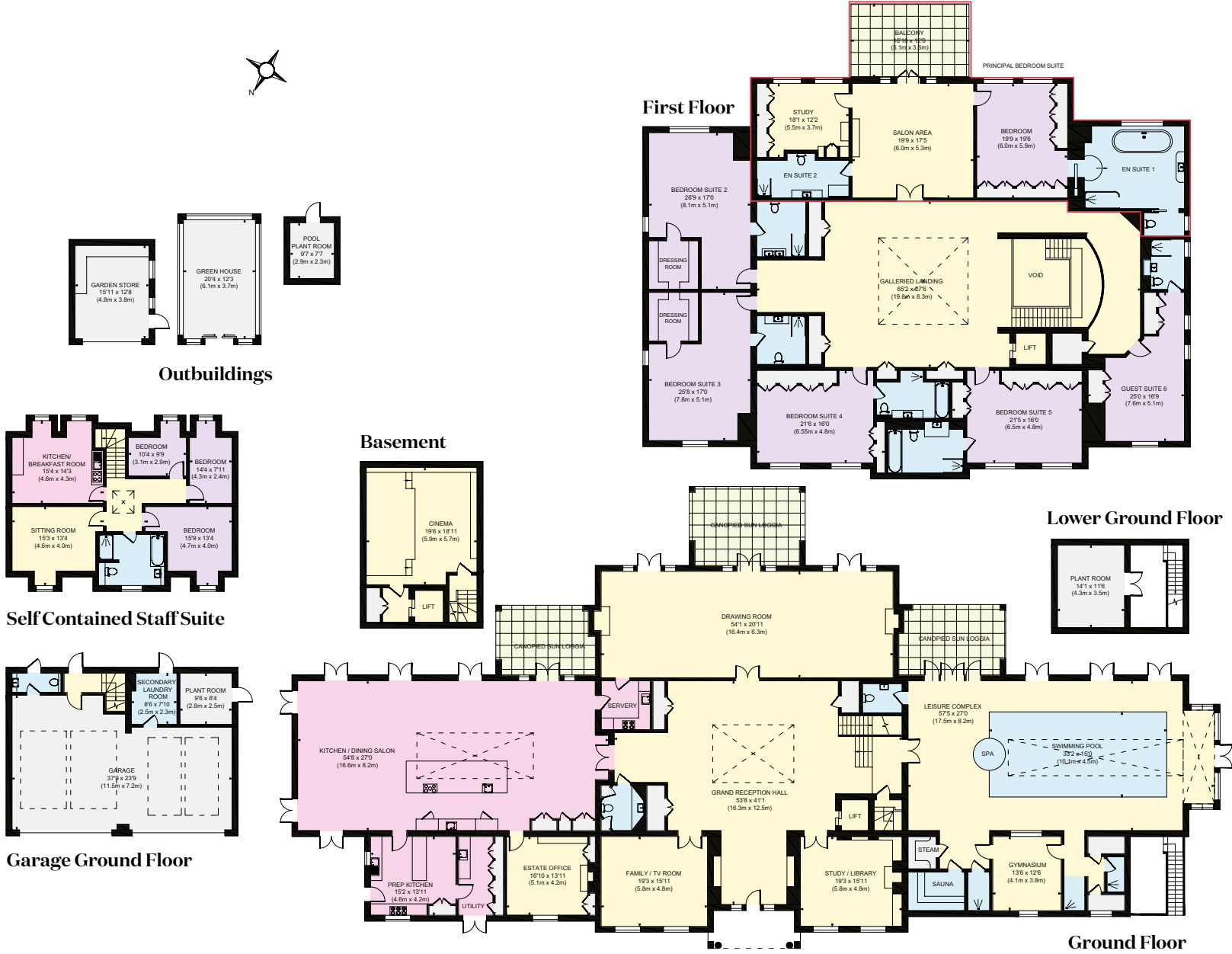
Distances: Weybridge 1 mile, Heathrow 13 miles, M25 (J10) 4 miles, Central London 24 miles (Distances approximate). The A3 and M25 are a short driving distance away as are Weybridge and Walton mainline rail stations.

PROPERTY INFORMATION

- Tenure:** Freehold
- EPC rating:** B
- Local Authority:** Elmbridge Borough Council
- Council Tax:** Band H



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



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

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.



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