



ABBOTSWOOD DRIVE

St George's Hill, Weybridge, Surrey



# AN IMMACULATE FAMILY HOME WITHIN THE EXCLUSIVE ST GEORGE'S HILL PRIVATE ESTATE

With detached cottage, swimming pool and air conditioning.

## Summary of accommodation

**Lower Ground Floor:** Family room | Wine cellar

**Ground Floor:** Reception hall | Study | WC | Drawing room | Office | Dining room | Sitting room | Kitchen/breakfast room  
Plant room | Boot room | Shower room | Utility | Loggia

**First Floor:** Principal bedroom with en suite bathroom | Two further bedrooms | Family bathroom

**Second Floor:** Bedroom with en suite bathroom | Bedroom | Shower room | Storage

**Outbuildings:** Garage | Car port

**Annexe:** Reception hall | Kitchen | Two bedrooms with en suite bathrooms

**Distances:** Cobham 2.5 miles, Weybridge 3 miles, M25 3 miles, Esher 3.5 miles  
Heathrow Airport 13 miles, Central London 24 miles  
(All distances are approximate)



## DESCRIPTION

Abbots Hill House represents a most refreshing and beautiful family home with the added benefit of a large detached two bedroom, two bathroom guest/staff lodge in private and secluded grounds. The property has undergone a major refurbishment program in recent years, with the addition of air conditioning by the current owners.

The property occupies a level and private plot of around one acre and benefits from a south-facing garden complete with a stunning swimming pool, immaculate lawns, various entertaining areas and beautiful mature borders. The garden was planted and designed by the award winning Danish garden designer, Nete Hojlund. Internally, the house offers excellent lateral living and entertaining space with a wonderful Scandinavian style combined with traditional elegance.



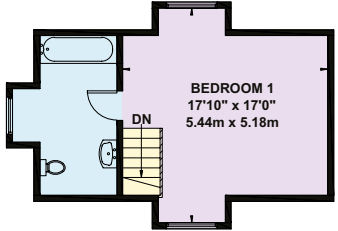
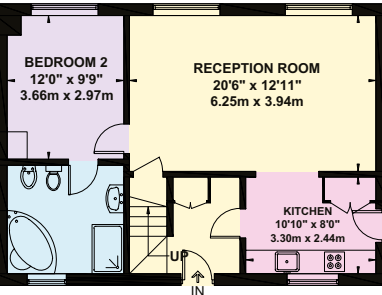
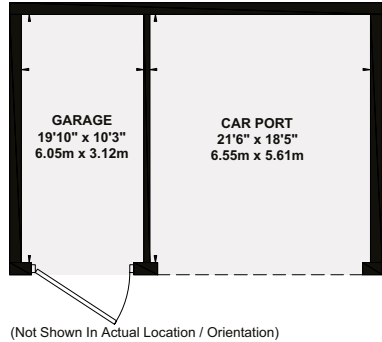
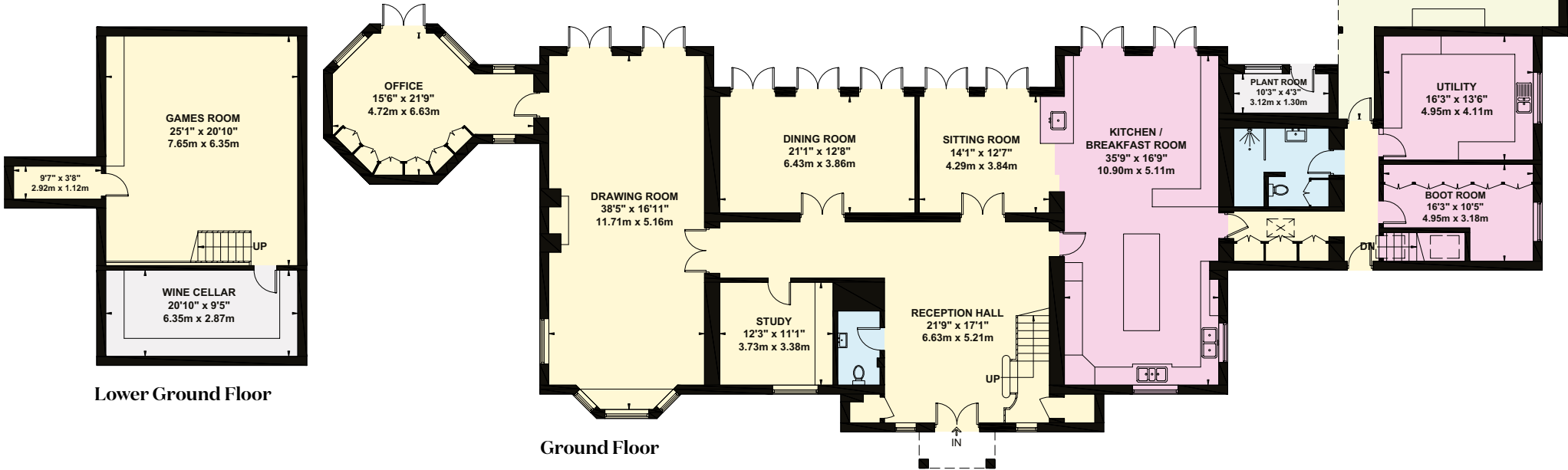
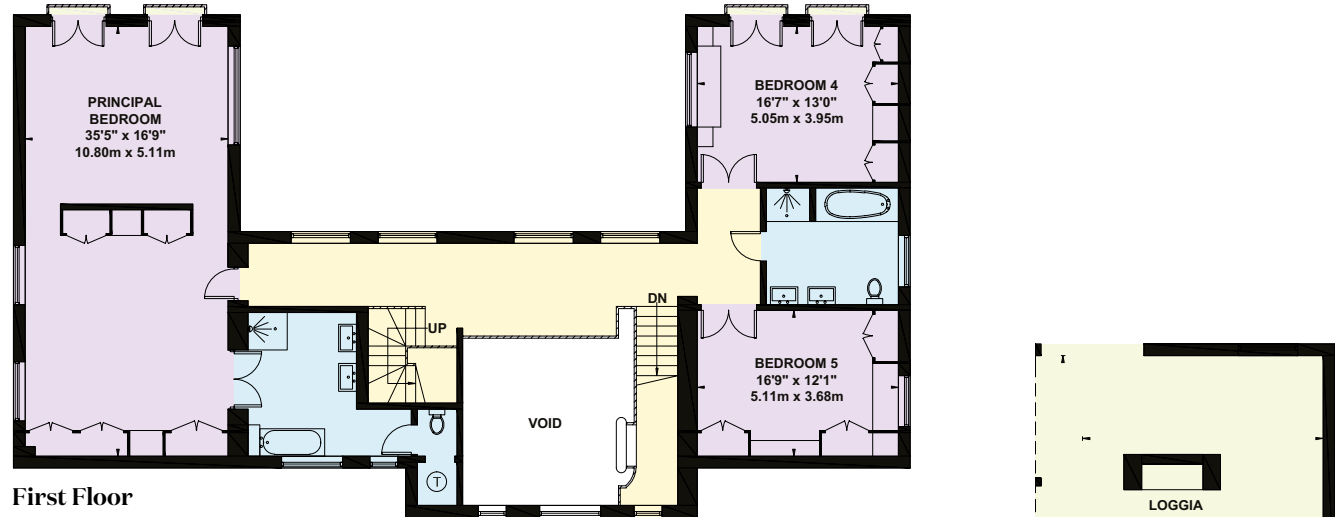


Arranged predominantly over three floors, the property offers five bedrooms in the main house with a further two in the guest / staff lodge. There is an excellent kitchen fitted with Gaggenau appliances, as well as a family sitting room, triple aspect formal reception, an office, study, games room and climate controlled wine room.

The back of house area has also been cleverly designed for maximum practicality around family living with Dinesen wood floors throughout.



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



Approximate Gross Internal Area = 676.6 sq m / 7282 sq ft (Excluding Void)  
Loggia = 48.5 sq m / 522 sq ft  
Garage & Car Port = 55.8 sq m / 600 sq ft  
Outbuilding = 94.2 sq m / 1013 sq ft  
Total = 875.1 sq m / 9417 sq ft

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.

# LOCATION

St George’s Hill is internationally recognized as one of the UK’s most sought-after private residential addresses. The estate is security controlled and occupies approximately 950 acres surrounding a championship golf course and superb tennis and squash club with a lakeside setting. The tennis club has 30 grass and all weather courts, indoor courts and 4 squash courts along with a well-equipped gym, restaurant and bar.

# PROPERTY INFORMATION

**Tenure:** Freehold

**EPC ratings:** C (main house) & C (annexe)

**Local Authority:** Elmbridge Borough Council

**Council tax:** Band H





We would be delighted  
to tell you more.

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