



East Road, Wweybridge,
Surrey **KT13**



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Available to let a large detached villa-style property set in approximately 1.5 acres and located on the prestigious St George's Hill private estate. The large entrance hall leads to the family room with bar area, drawing room with feature fireplace, dining room with Spanish style flooring, study, cloakroom and modern kitchen/breakfast room.



Furniture: Available unfurnished

Tenancy available from: 5th September 2023

Minimum length of tenancy: 12 months

Local authority: Elmbridge Borough Council

Council tax band: H



Further rooms

There is also a gym/games room with a jacuzzi. To the first floor is the principal bedroom with en suite bathroom, guest bedroom with en suite bathroom, second guest bedroom with en suite bathroom and two further double bedrooms. To the outside is an extensive garden and a double garage. The location provides extensive 24-hour manned security and is an ideal commuter location.





St George's Hill is set in approximately 900 acres and features a private championship standard 18 hole golf course, two 9 hole courses and a separate private tennis and squash club. Close to the centre of Weybridge, the greens and fairways of St George's Hill Golf Club meander through the Estate, whilst the Lawn Tennis, Squash and Croquet Club offers a luxurious fitness and an indoor swimming pool. The Estate provides controlled gated security and privacy, offering an ideal community location. The A3 is a short driving distance giving access to London and the M25 which, in turn, leads to the national motorway network as well as Heathrow and Gatwick airports. Schooling in the area is excellent and includes the ACS Cobham International School, Claremont Fan Court School in Esher and St George's School/ College in Weybridge. Weybridge and the nearby towns of Esher, Cobham and Walton-on-Thames provide a comprehensive range of shopping outlets, international restaurants and recreational facilities.



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Approximate Gross Internal Area = 517 sq m / 6656 sq ft

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.



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