



St George's Hill, Weybridge, Surrey **KT13**



Abbotswood Drive, KT13

Upon entry on the ground level, you are greeted by a thoughtfully crafted kitchen/breakfast room featuring modern appliances and ample storage, accompanied by a separate utility area for added convenience. Adjacent to this, a cosy family room beckons for relaxation and intimate gatherings. Ascending a few steps, you'll find the split-level drawing room exuding an air of sophistication, seamlessly flowing into the elegant dining room, perfect for hosting memorable dinner parties. A dedicated study provides a tranquil space for work or reflection, while a convenient cloakroom adds to the practicality of daily life.



Guide price: £12,500 per calendar month

Furniture: Available unfurnished

Tenancy available from: 15th January 2024

Deposit: £17,307.69

Local authority: Elmbridge

Council tax band: H





Further rooms

Venturing to the lower level unveils an oasis of leisure amenities, including a tranquil library area ideal for quiet reading sessions. Fitness enthusiasts will delight in the expansive gymnasium, complete with an adjoining Jacuzzi room and steam room for ultimate relaxation. Entertainment options include a dedicated TV/cinema room, the perfect setting for movie nights, and a recreational games room.





Outdoors

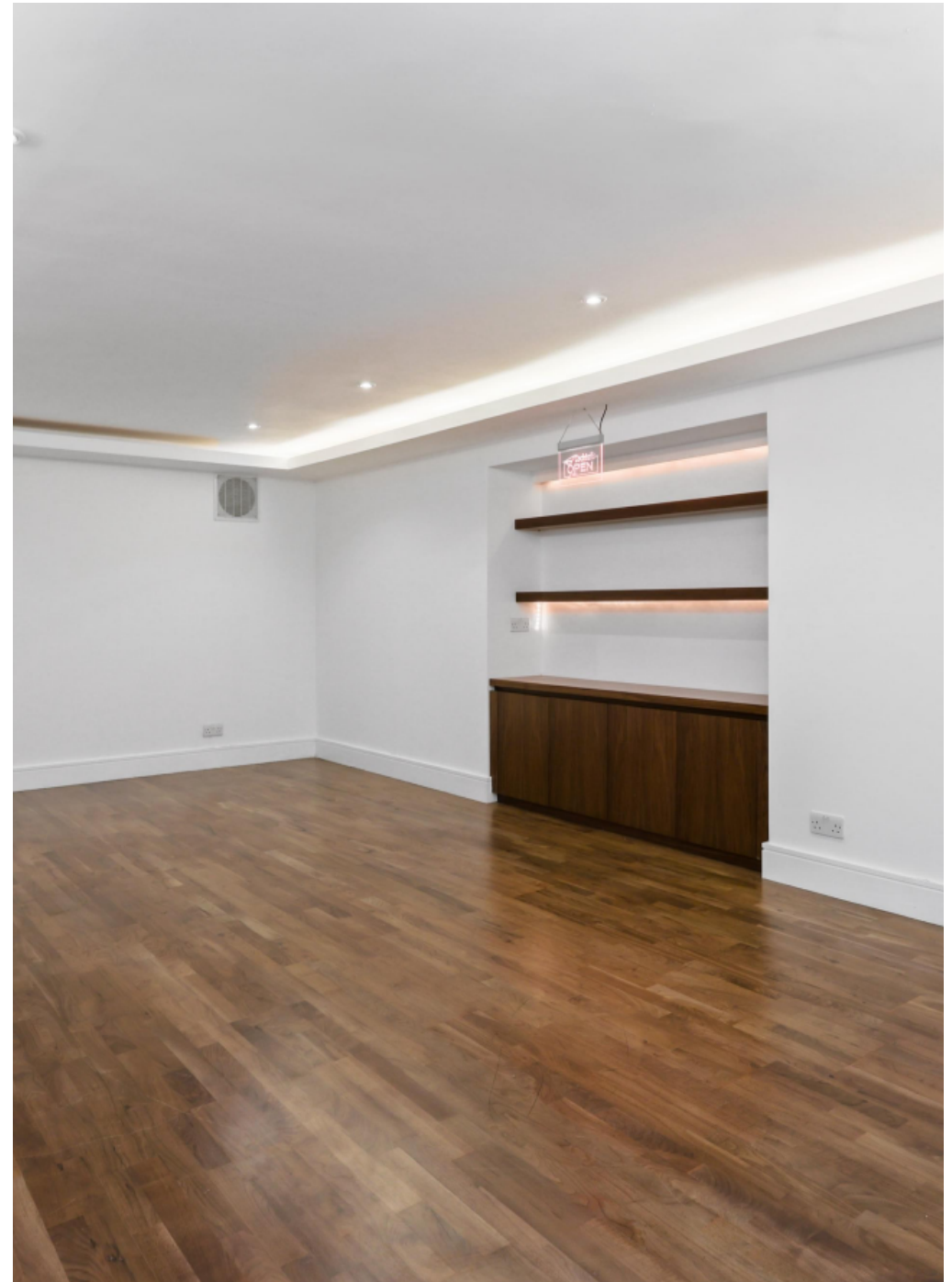
For those seeking additional accommodation or hosting needs, a separate guest cottage presents a charming option, available via separate negotiation to cater to individual preferences and requirements.

This meticulously designed residence offers modern living, combining unparalleled comfort, luxury, and convenience in an exclusive setting.









Location

St George's Hill is set on 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 = 906.5 sq m / 9758 sq ft
(Including Annex)



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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