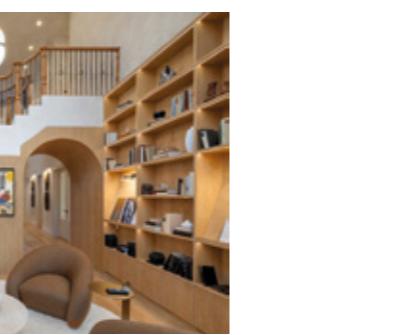
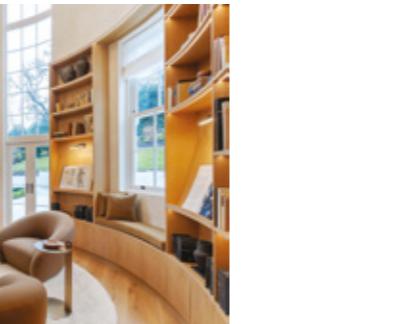




RODONA ROAD

St George's Hill, KT13



A UNIQUE TURNKEY HOME, COMPLETED IN LATE 2025, DESIGNED FOR WELLNESS AND ENTERTAINING

Situated within the coveted Private Residential Estate of St. George's Hill.

Summary of accommodation

Ground Floor: Double height galleried reception hall leading to bespoke semi circular library/morning room | Two cloakrooms | Double aspect drawing room | Study/children's room | Stunning kitchen/dining/family room incorporating fitted pantry and wine store | Utility room | Rear lobby with independent access to staff suite | Triple garage

First Floor: Galleried landing with mezzanine | Principal suite with twin dressing rooms and double luxury bathroom | Guest suite with dressing room | Three further double bedroom suites | Staff/guest suite with large studio room | Kitchenette | Bathroom

Lower Ground Floor: Cloakroom | Games room | Gymnasium/wellness suite | Tasting room | Treatment room | Indoor pool hall with spa & plunge bath | Hyperbaric chamber | Cryotherapy chamber | Red light bed | Massage room | Extensive terracing from concertina doors from pool hall | Separate sauna & steam room | Twin changing facilities | Plant room

Garden and Grounds: Having been completely re landscaped and designed for significant outdoor entertaining incorporating: Extensive sun patios/terracings | Lower level lawned area | Swimming pool | Canopied/pergola area with fireplace and fitted TV | Fitted kitchen/bbq | Ornamental pond with water feature | Terraced and planted borders | Steps leading to play area | Irrigation system | Brick paved entrance and forecourt area

THE PROPERTY

Secluded and unmistakably unique, this handsome neo-Georgian family home has been the subject of a comprehensive, bespoke interior design and remodelling programme, completed at the end of 2025 by the current owners, with every detail reflecting a vision where no expense was spared – including beautifully landscaped gardens and grounds.

Overall, the accommodation extends to in excess of 11,000 sq. ft. The lower ground floor has been purposefully designed as a leisure and wellness suite incorporating an indoor pool, spa, sauna, cold plunge, treatment room, gymnasium, hyperbaric chamber, red light bed, massage room, games room and relaxing terrace. The gardens provide exceptional entertaining space, featuring an outdoor kitchen, swimming pool, TV area with integrated sound system throughout, together with a football pitch, putting green and children's play area.

LOCATION

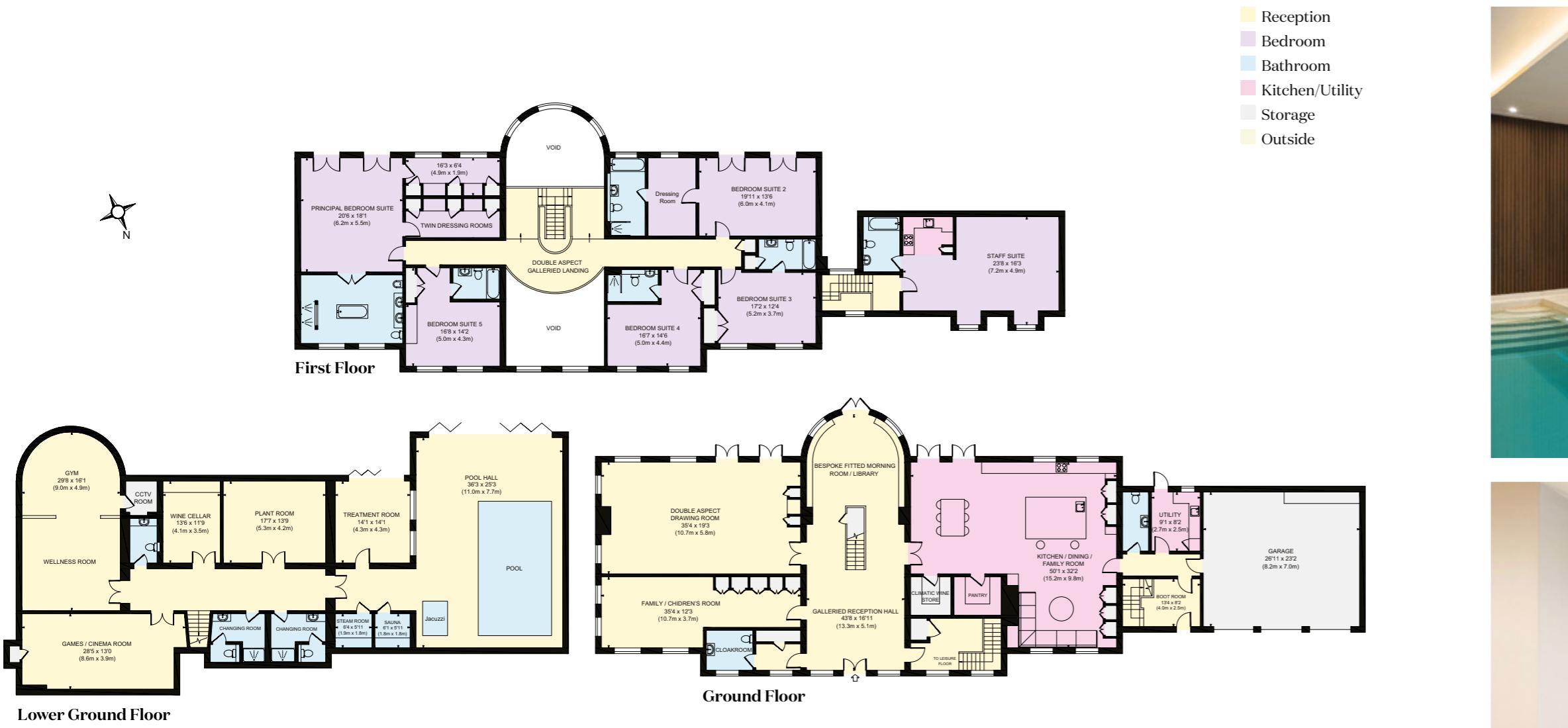
Access to the gated Estate is controlled by 24-7 private security with number plate recording, escorting of prebooked service vehicles, and extensive CCTV coverage, successfully preserving the peaceful, natural ambience and amenity for privileged residents. St George's Hill Estate is set on the edge of leafy Weybridge, with close proximity to Central London via the A3 and M25 as well as by train to London Waterloo within 28 minutes. Heathrow and Gatwick Airports are easily accessed, as is the private Fairoaks Airport. The Estate is set within about 900 acres, and features a championship golf course as well as a separate tennis and squash club, all of which make it an ideal location for families looking for tranquillity, world-class facilities and privacy.

Distances: Weybridge Station 1 mile (25 mins to London Waterloo), M25 Junction 10 2.5 miles (8 mins), Fairoaks Airport 7 miles (15 mins) Windsor 15 miles (30 minutes), Heathrow Airport 17 miles (25 mins), Central London 22 miles (35 mins) (All distances and times are approximate).



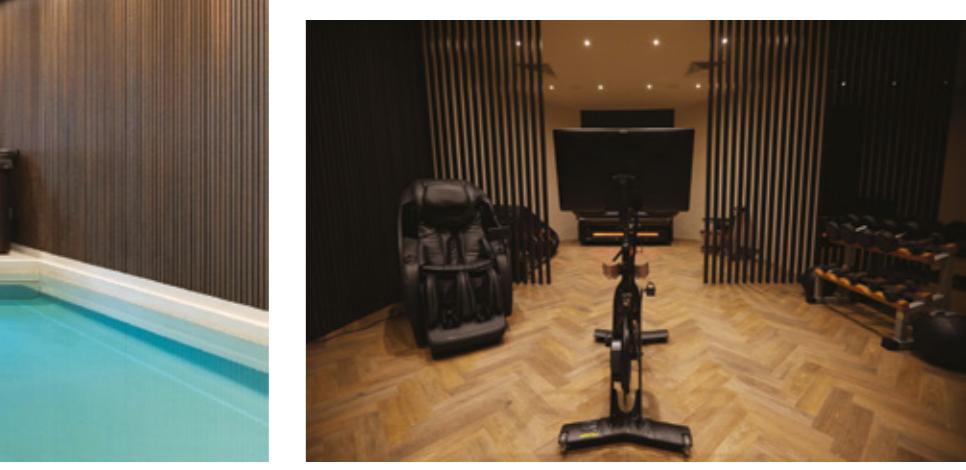
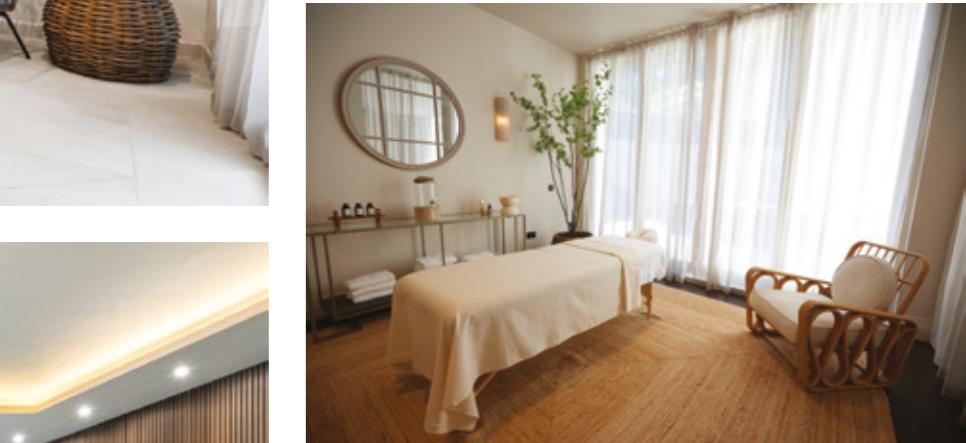
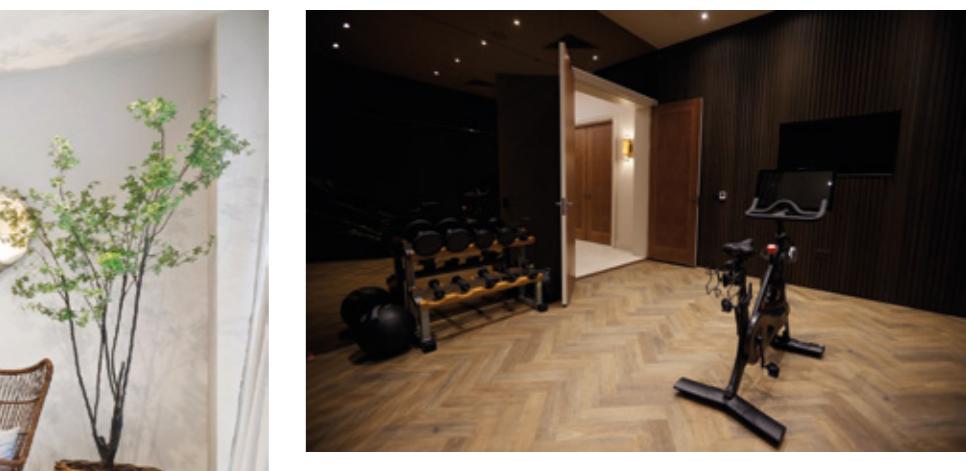






Approximate Gross Internal Area
 Main House 10457 sq. ft / 971.53 sq. m
 Garage 623 sq. ft / 57.89 sq. m
 Total 11080 sq. ft / 1029.42 sq. m

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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Knight Frank

Weybridge

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Tenure: Freehold

Services: Mains electricity, drainage and water. Gas central heating.

Local Authority: Elmbridge Borough Council

Council Tax: Band H

EPC: B

PROPERTY INFORMATION



Your partners in property

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