Knight Frank

# YAFFLE ROAD

Weybridge, Surrey, KT13

# AN ELEGANT GRADE II LISTED FAMILY HOME

A wonderful opportunity to acquire the major, central portion of this Grade II listed building that enjoys a lovely elevated position within one of the most prestigious and secure private estates in the country.

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Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold

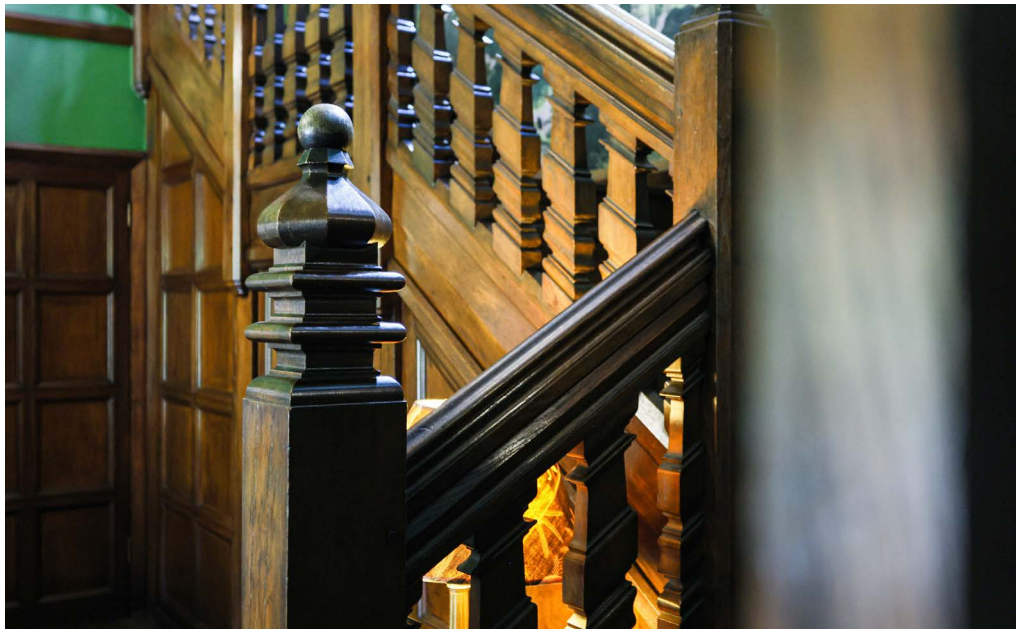
# LOCATED IN A PRIME POSITION WITHIN A PRIVATE ESTATE

This property was constructed in 1914 and is one of the earliest and largest homes built by WG Tarrant in his classic Arts & Crafts style. Of particular note are the distant southerly views to the rear and the sunny terraces that are ideal for summer entertaining.

The property is well-suited as a family home, offering spacious and flexible first- and second-floor accommodation that is adaptable to varying domestic requirements. There is a wealth of original features, including oak floors and doorways, exposed beams and leaded windows set in heavy oak or mullioned window frames, and yet, over the years, improvements have been made with new kitchen and bathrooms complementing the historical features of this Grade II listed house.

E.W.H

Fender



# THE GROUNDS

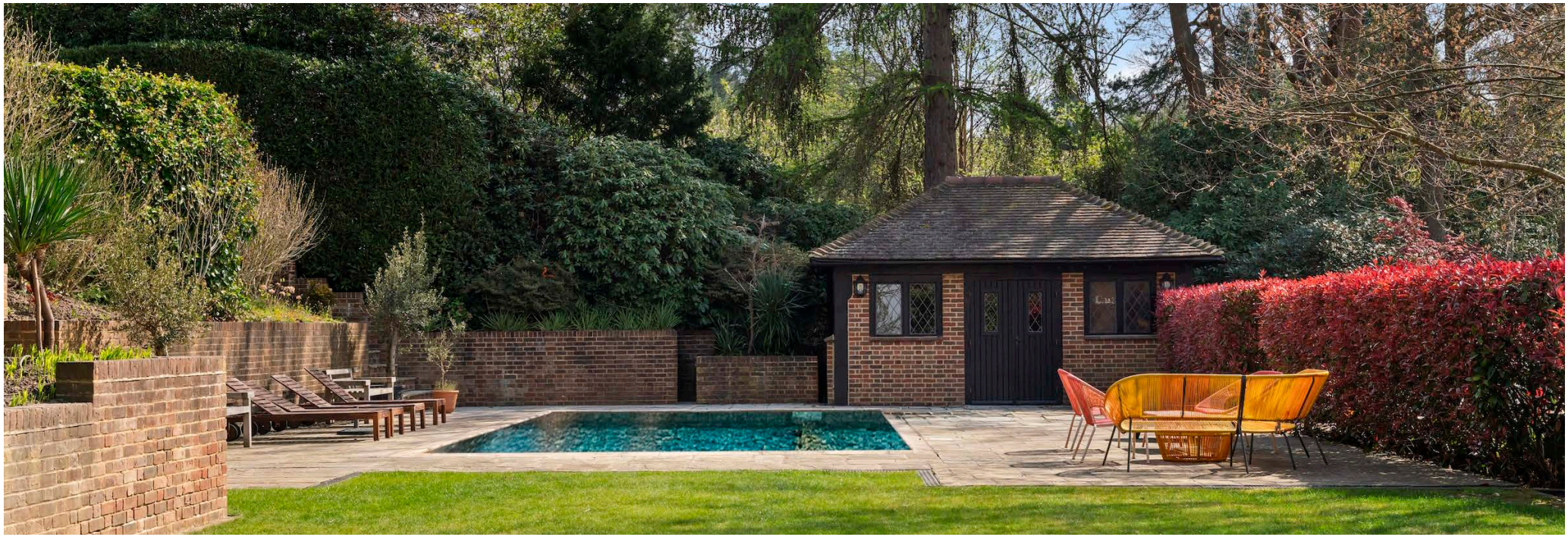
Crow Clump is approached via electronic gates, leading to a large paved parking area in front of the grand entrance porch, with the additional benefit of a detached double garage. The grounds in total extend to just under 1.2 acres and are predominantly to the back of the house. There is a large south facing sun terrace out from the rear of the house with descending steps to a further patio area. This in turn leads to a large landscaped terrace with heated swimming pool with adjacent leveled lawns and a spacious oak framed pool house with changing facilities, shower and WC.

The gardens extend away from the pool terrace with a huge variety of shrubs, flowers and trees, in particular rhododendrons and azaleas, dividing the garden up into several different areas. A particular feature offering peace and tranquility is the multi-level water garden. St George's Hill is set on approximately 900 acres and features a private championship-standard 18-hole golf course, 9-hole course and a separate

Approximate Gross Internal Area = 548.5 sq m / 5,904 sq ft

The Computer Generated Images shown are for illustrative purposes only and not to be relied upon.

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. (ID767266)



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