

Hillwood, St. George's Hill, Surrey



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Hillwood, Rodona Road, Weybridge, Surrey, KT13 0NP

A UNIQUE TURNKEY HOME, COMPLETED IN LATE 2025, DESIGNED FOR WELLNESS AND ENTERTAINING. EVERY DETAIL REFLECTS 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. Set within approximately one acre of landscaped gardens, the outdoor space provides exceptional entertaining, 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.

Guide Price: £9,750,000 Freehold

(Contents 'as seen' can be purchased)

Accommodation

Ground floor

Double height Galleried Reception Hall leading to bespoke semi circular Library/Morning Room • 2 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

Gardens & Grounds

Having been completely re landscaped and designed for significant outdoor entertaining incorporating:

Extensive sun Patio Terracing • 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









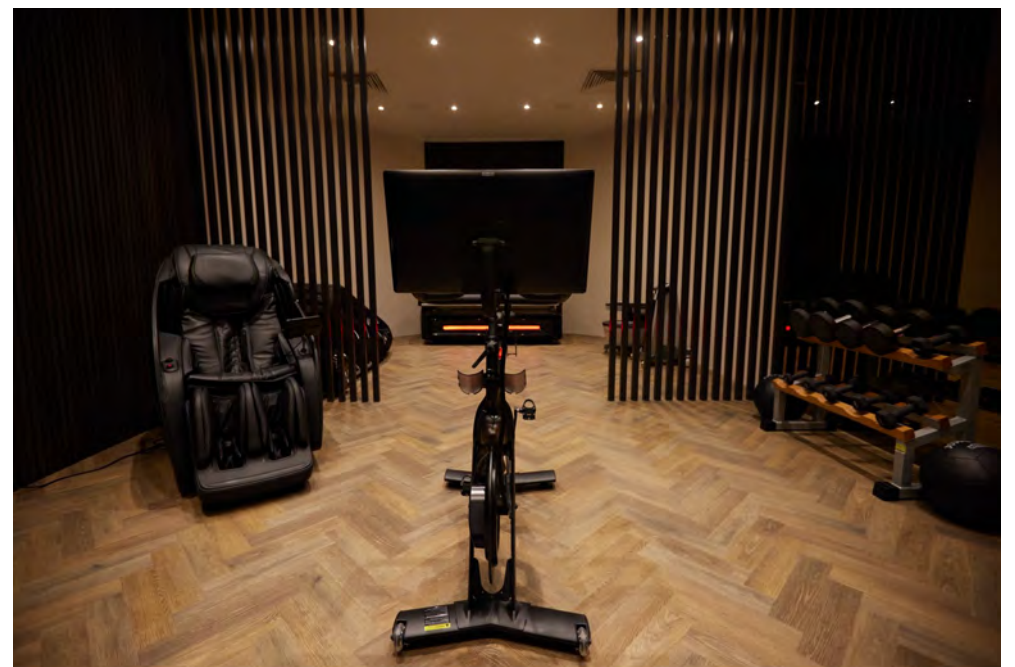






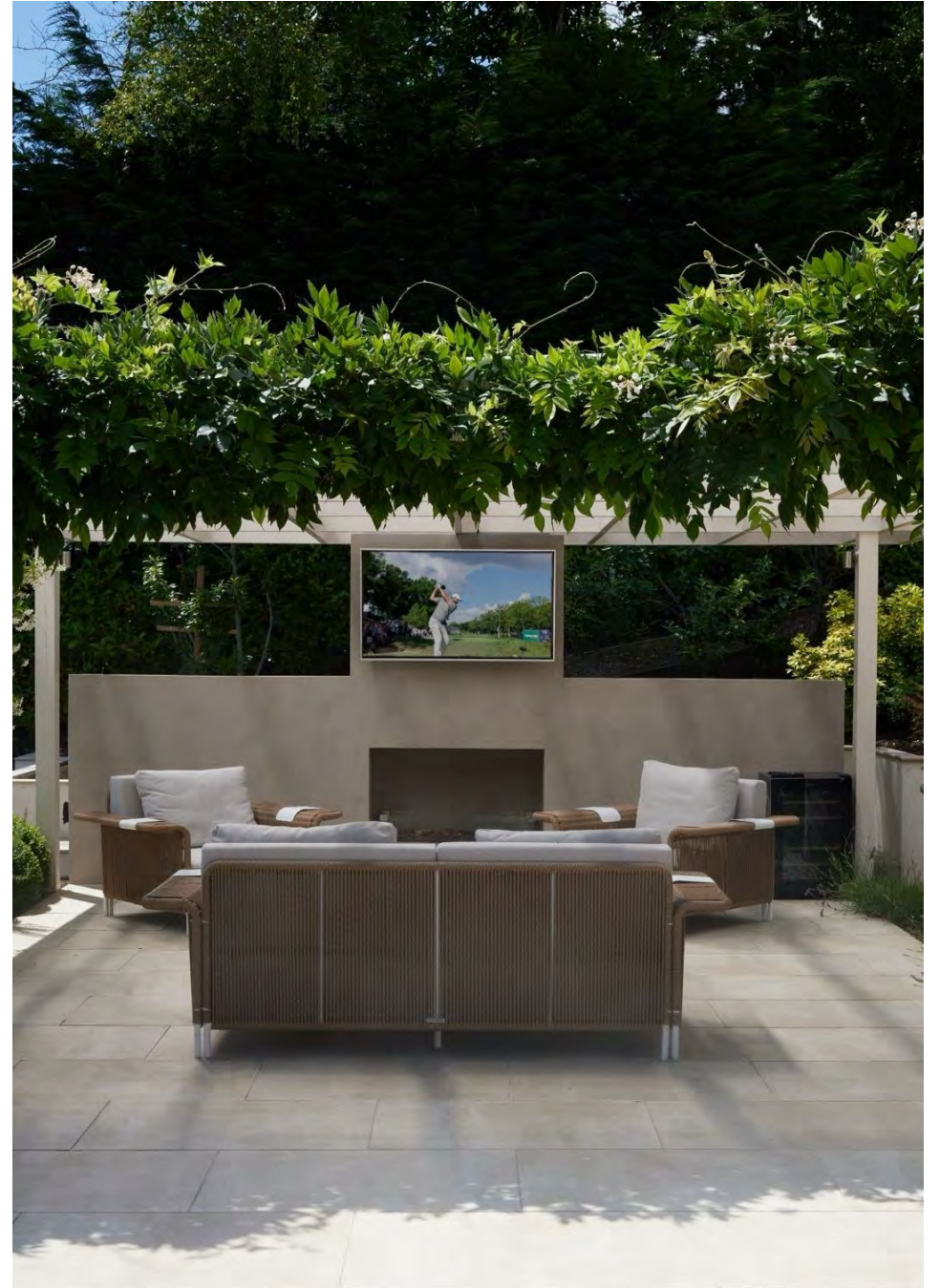
















Approximate Gross Internal Area

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. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



Hillwood Rodona Road WEYBRIDGE KT13 0NP		Energy rating C
Valid until 17 December 2035	Certificate number 2220-4799-1811-0111-1817	

Property type	Detached house
Total floor area	946 square metres

Council Tax Band: H (Elmbridge Borough Council)

Utilities: mains water, drainage, electricity & gas

Broadband: Sky (fibre)

St. George's Hill: approx. £6,000 p/a

Full mobile coverage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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