






# ST GEORGE'S HILL

KT13



## A UNIQUE, ONE OF A KIND PROPERTY

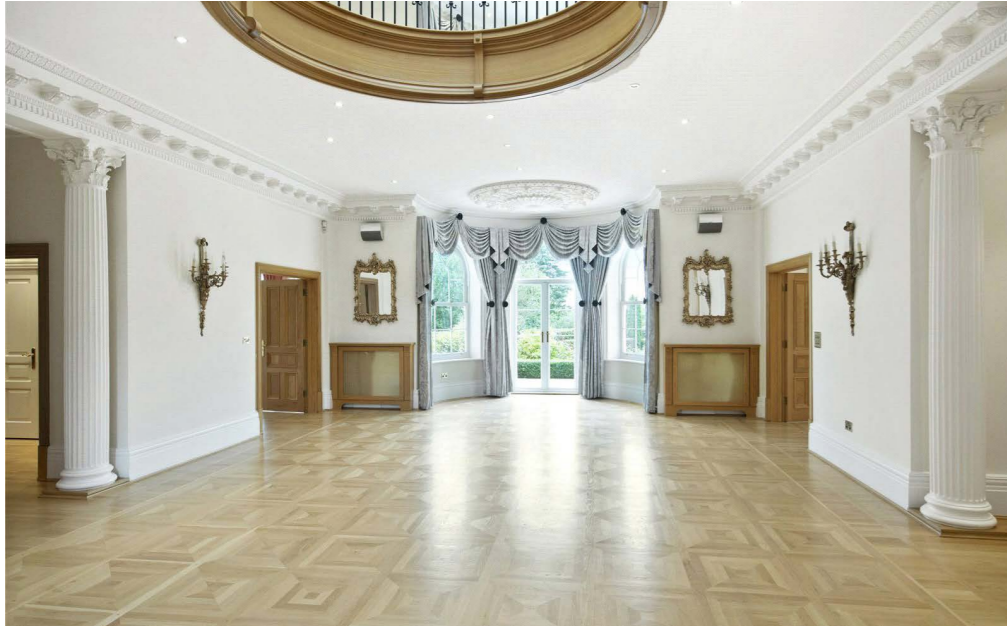
in an elevated position on the exclusive St George's Hill Estate, with  
far reaching southerly views over the Surrey countryside.

			EPC
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Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



## THE PROEPRTY

Nestled in an elevated plot of approximately 2.3 acres on the world famous St George's Hill Estate, this special property presents a rare opportunity to acquire distinct character, with excellent fundamentals and scope for refurbishment and enhancement.

From its impressive scale to the bespoke ceiling roses and finely crafted plaster detailing, every element reflects a commitment to quality and architectural distinction.





Approached via wrought iron gates, a sweeping driveway winds through mature grounds, initially revealing only the elegant turret before the full façade unfolds in complete privacy. Inspired by the celebrated eighteenth-century architect John Nash, the exterior makes a memorable statement, enhanced by a raised formal garden and walkway framing the front elevation.

In total the property extends close to 16,000 square feet and is predominantly arranged over three floors. It incorporates 6 generous bedroom suites on the first floor, with further space on the second floor currently used as storage, but could be repurposed for additional accommodation if needed.

The ground floor has an excellent lateral layout with great ceiling heights and proportions to all reception rooms. There is also a well appointed indoor swimming pool and leisure complex at ground level with stunning views over the garden.



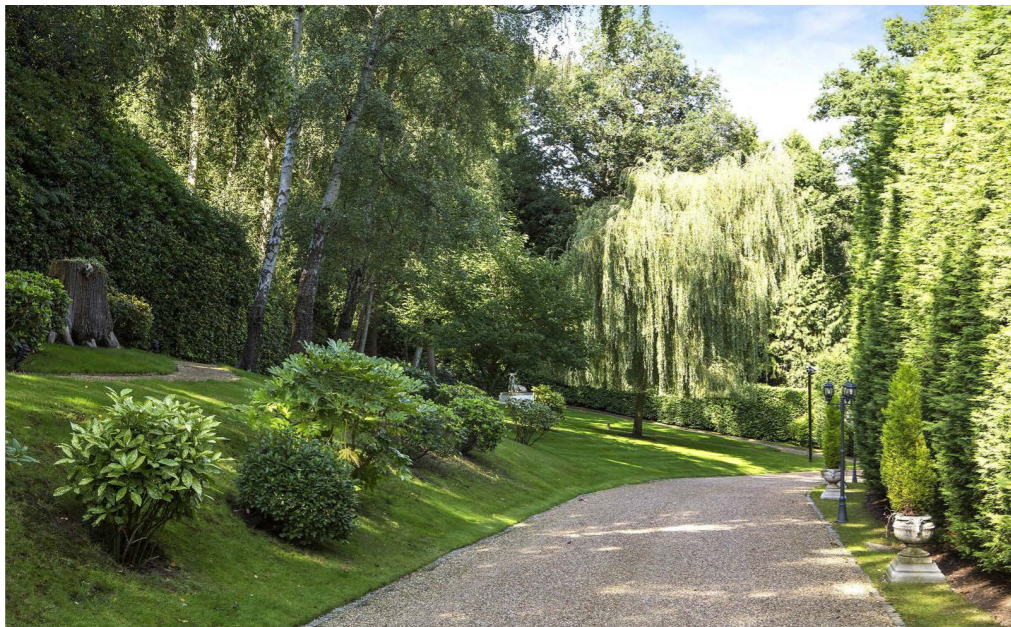


The property further benefits from discreet staff accommodation with a separate entrance, as well as extensive garaging at lower ground level.

In summary, the property has many excellent characteristics and generally presents in good order. It sits in a larger than average plot, enjoys spectacular far reaching views in complete privacy. It is of an age now where it would benefit from a refurbishment programme and modernisation, thus presenting an excellent opportunity to an incoming purchaser to create something very special.

Please note: photography from 2019.





## 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 Fair Oaks 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.





We would be delighted  
to tell you more.

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