



LANE END

St. George's Hill, Weybridge, Surrey



AN EXCEPTIONAL MANSION, INTERIOR DESIGNED FOR ENTERTAINING, SET IN BEAUTIFUL GARDENS IN THE CENTRE OF ST. GEORGE'S HILL

Summary of accommodation

Ground Floor: Drawing room | Dining room | Large study | Cloakroom | Coats room | Kitchen/breakfast room
Family room | Orangery | Utility | Boot room | Servery kitchen | Further cloakroom | Triple garage | Gardener's WC

First Floor: Principal bedroom suite with two dressing rooms and two bathrooms | Four further bedroom suites

Lower Ground Floor: Internal pool | Jacuzzi | Changing rooms | Steam room | Club room with bar and wine room off
Gym | Cinema | Cloakroom | Servery kitchen | Plant room | Staff apartment

Distances: Weybridge Mainline Station 1 mile, A3 3 miles, M25 (J10) 4.5 miles
Heathrow 12 miles, Central London 23 miles, Gatwick 30 miles
(All distances and times are approximate)

SITUATION

Lane End is situated off Old Avenue on St. George's Hill and is set centrally on the Estate at the top of the hill and thus is not overlooked by other properties and having beautiful predominately south-facing gardens which run laterally across the back of the house.

LANE END

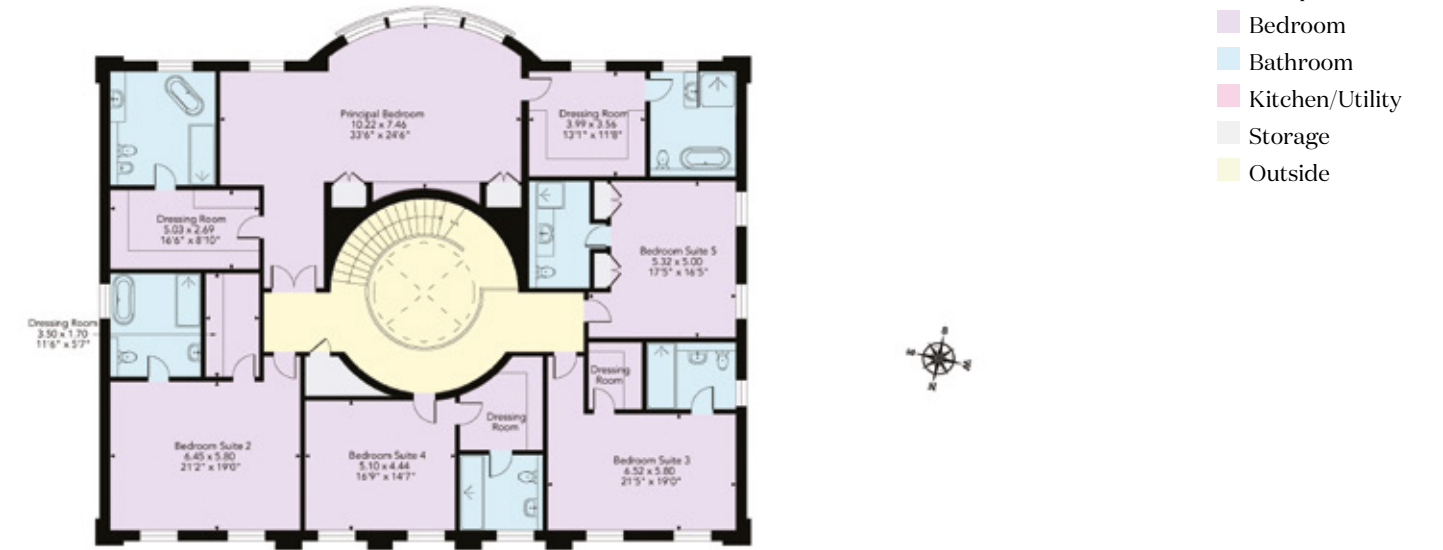
Lane End is a magnificent mansion built recently and having been extensively upgraded and interior designed by the current owners to make every room functional and fun. From the backlit Onyx bar in the drawing room to the wallpaper in the gardener's WC, this house is a master piece of design with ground floor rooms all flowing well of a central grand hallway. There is a servery kitchen and staff apartment to ensure a smooth running of the house as well as a spa and entertaining area on the lower ground floor which comprises an indoor pool with jacuzzi and steam room, changing facilities, gym, and cinema room, all around the central hub of the club room with bar/wine room off.

Glazed full height doors open to the lower terrace with planters and seating area taking advantage of the south and westerly aspect with steps leading up the gardens.









First Floor



Lower Ground Floor

Ground Floor

Approximate Gross Internal Area
House - 1069.45 sq m - 11511 sq ft
Garage - 70.03 sq m - 754 sq ft
Total - 1139.48 sq m - 12265 sq ft

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.





GARDENS AND GROUNDS

The gardens at Lane End have been meticulously planned and enhanced by the current owners with a programme of planting, footpaths and seating areas including a beautiful zen garden looking back towards the house. The main rear garden running laterally across the back of the house, flanked by established trees and shrubs providing privacy, Lane End's grounds truly are spectacular.

There is a large driveway round the central fountain bordered by meticulous planting and leading to the courtyard parking area providing ample car parking spaces and in turn leading up to a triple garage.





DIRECTIONS

From Weybridge high street, proceed past Waitrose on your left hand side and up the hill crossing the two roundabouts and turning left into Queens Road. Travel along Queens Road until Old Avenue where you can turn right into Old Avenue proceeding up past and through the security gates all the way along where you will ultimately Lane End on your left-hand side.

PROPERTY INFORMATION

Tenure: Freehold
Local Authority: Elmbridge Borough Council
Council Tax: Band H
EPC Rating: TBC
Viewings: All viewings strictly by appointment only through the vendors’ sole selling agent, Knight Frank LLP.



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