



ST GEORGE'S HILL

KT13



A SPACIOUS AND LUXURIOUS MODERN FAMILY HOME

located in the heart of St George's Hill private estate in Surrey, with
indoor swimming pool, leisure facilities and secure parking.

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Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



THE PROPERTY

The property opens into a spacious and light-filled reception hall that immediately sets the tone for the rest of the house. To one side, a private study and elegant drawing room provide refined yet comfortable living spaces. Double glass doors lead into a striking dining room, perfectly positioned to open onto the wraparound terrace, allowing seamless indoor-outdoor living from all principal ground floor rooms. The contemporary kitchen is thoughtfully designed around a statement central island and offers additional informal dining space, complemented by a well-equipped utility room with a secondary kitchen area.





Upstairs, the impressive principal suite serves as a luxurious retreat, featuring a dedicated dressing area, a beautifully appointed en suite bathroom, and doors leading to a private balcony. Three additional generously sized bedroom suites complete the first floor, each offering comfort and privacy for family or guests.

The lower ground floor has been carefully arranged with leisure and entertaining in mind. A superb swimming pool complex forms the centrepiece, complete with sauna, jacuzzi, shower and changing facilities, and opening directly onto the terrace for easy summer enjoyment. This level also includes a substantial reception or games room, a preparation kitchen, a store room, and direct internal access to the triple garage.

Outside, the home is approached via a sweeping driveway providing extensive parking and access to the triple garage. The landscaped rear garden is mainly laid to lawn and complemented by a broad terrace, creating an ideal backdrop for outdoor dining and entertaining.

Please note: photography from 2022.



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.

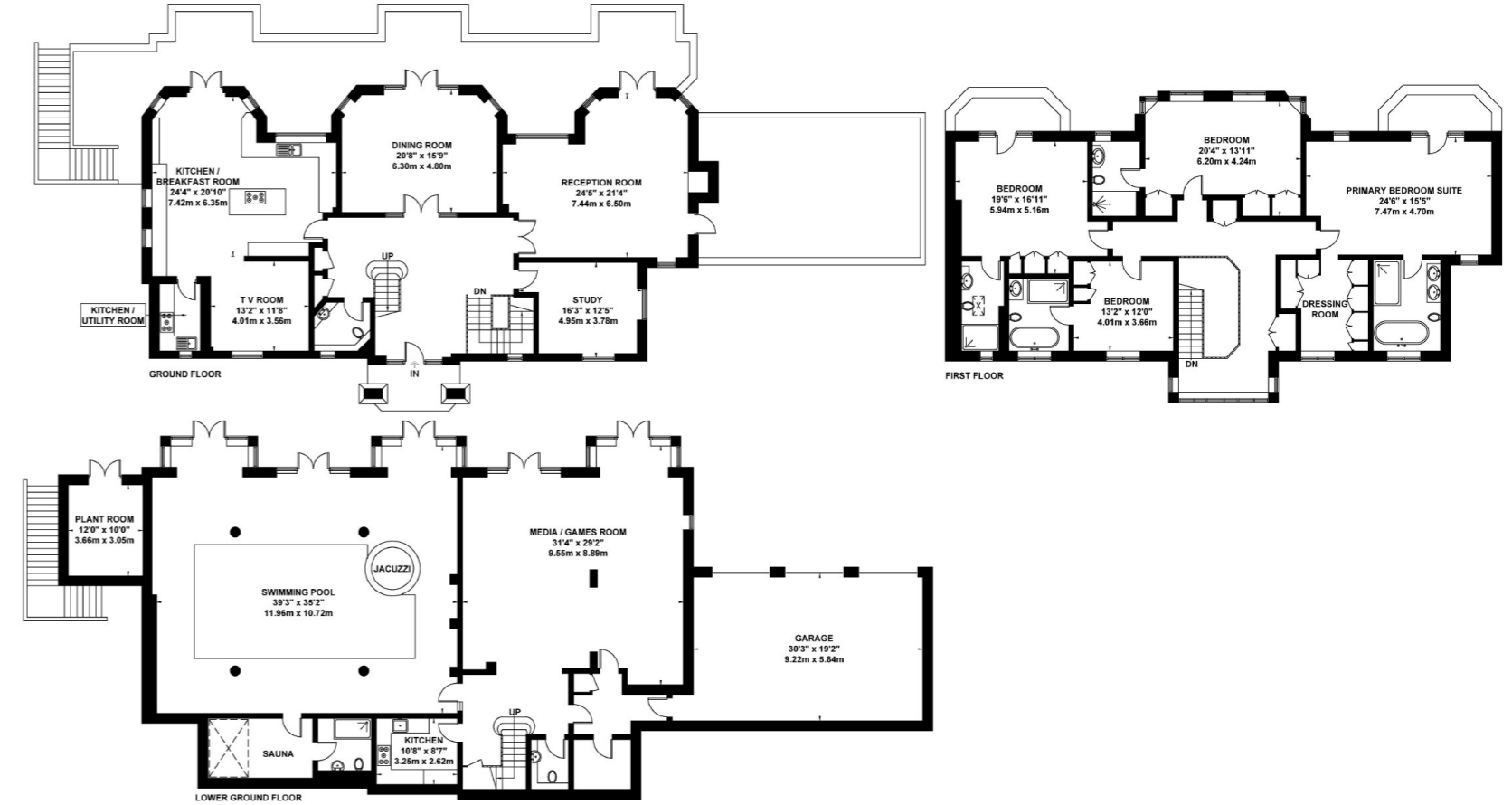
St George's Hill Estate is set on the edge of leafy Weybridge, with close proximity to Central London via the A3 and M25 as well as by train to London Waterloo within 28 minutes. Heathrow and Gatwick Airports are easily accessed, as is the private Fair Oaks Airport.

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.





Approximate Gross Internal Area = 709.9 sq m / 7642 sq ft
(Including Garage / Plant Room)



Exposure House © 2023
www.exposure.house

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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)

We would be delighted
to tell you more.

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