



St. George's Hill House, St. George's Hill, **KT13**







A **stunning and imposing mansion** set in approximately 1.5 acres of perfectly manicured south-facing gardens within St George's Hill Private Estate.

Summary of accommodation

Ground Floor

Reception room | Drawing room | Dining room | Kitchen/breakfast room | Study | Office | Orangery | Laundry room | WC

First Floor

Principal bedroom suite with dual en suite bathrooms | Four further bedroom suites

Lower Ground Floor

Media/entertainment room | Gym/dance studio | Indoor swimming pool | Changing rooms | WC

Staff flat and garaging

Kitchen/reception room | Two bedroom suites | Stand alone garaging for ten cars

Approximately 12,400 sq ft (including outbuildings)

In all about 1.5 acres



Knight Frank Weybridge
20 High Street
Weybridge
KT13 8AB
knightfrank.co.uk

Matthew Scott
01932 548001
matthew.scott@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Tom Hunt
020 8106 1409
tom.hunt@knightfrank.com



St George's Hill

St George's Hill is recognised as one of the UK's most prestigious, secure and private gated addresses, comprising approximately 964 acres of pine studded woodland and rhododendrons centred around a championship Golf Course.



The property sits in a beautifully quiet and secluded location within the world-renowned St George's Hill Private Estate in Surrey.

The property, which extends to approximately 12,460 square feet is arranged over three floors and has been beautifully designed around the shape and topography of the plot, allowing for a vast entertaining terrace at the rear and stunning indoor pool at ground level opening out to the lawn, together with garaging for 5 cars.

On entry, the grand galleried reception hall provides access to the principal reception rooms, which include a large formal drawing room, dining room, kitchen and two separate home studies. One of these studies could quite easily be altered to allow for an additional reception room or television snug should that be required.

The first floor is arranged around a central galleried landing with impressive chandelier. The principal suite benefits from two separate bathrooms and an extensive dressing room and enjoys views over the garden to the south from double doors leading to an external terrace. There are a further four suited double bedrooms for family or guests, all of which are equipped with air conditioning.

The lower ground leisure complex is accessed via the charming orangery adjacent to the kitchen and offers a fantastic open plan entertaining space with a drinks bar. There is also an excellent sized gym together with showers, changing room and a sauna. Floor to ceiling glazed doors separate the indoor pool from the entertaining space allowing excellent natural light to flood both rooms.

The current owners have made some fantastic additions to the property during their time here which includes the addition of a superb standalone garage for up to 5 cars, with a spacious two double bedroom annex above, which could be used as either extra guest rooms or live-in staff.







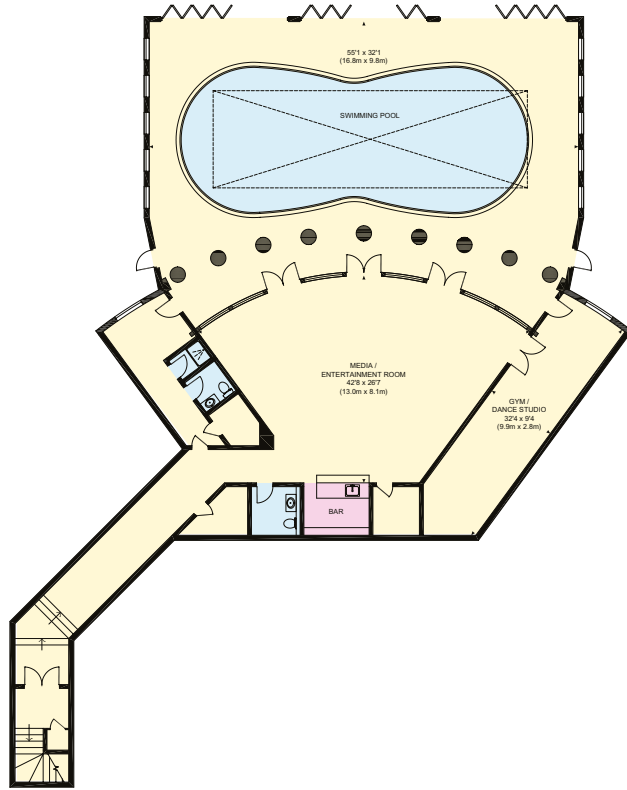
Approximate Gross Internal Floor Area

10314 sq ft / 958.2 sq m

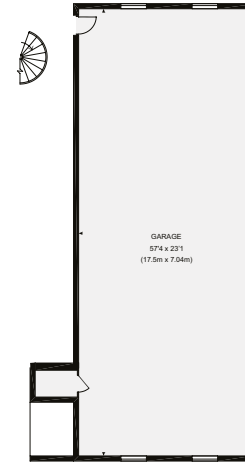
Outbuildings: 2150 sq ft / 199.7 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

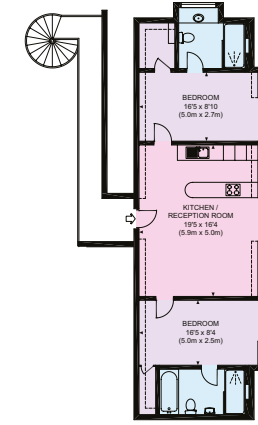
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



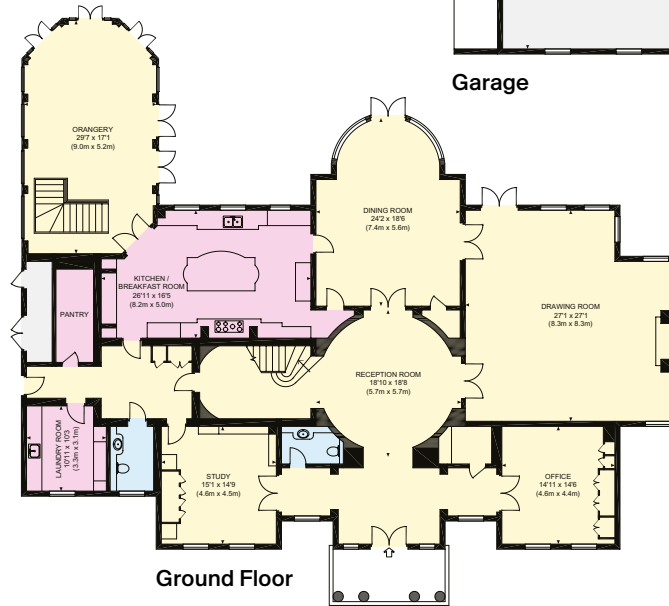
Lower Ground Floor



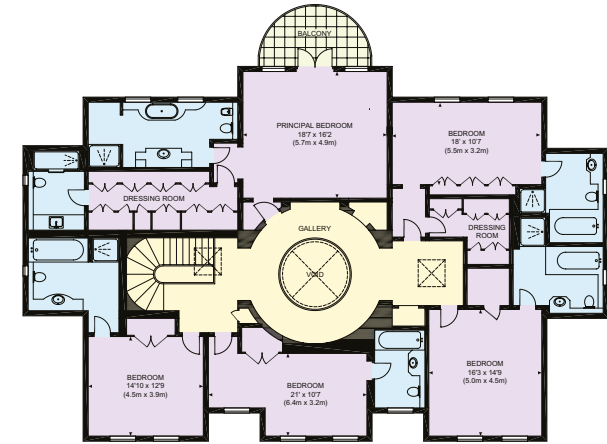
Garage



Staff Flat



Ground Floor



First Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2024. Photographs and videos dated May 2023.

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