



Tor Lane, Weybridge **KT13**



Situated in the heart of St George's Hill.

On dine is a well-loved family home, enjoying a superb position within the exclusive St George's Hill private estate, located on an elevated plot, with far reaching views towards the Epsom Downs.

The house is well-presented and offers a traditional layout and the accommodation works very well with the formal reception rooms including the lounge, dining room and study to one side of the house.

The property was built approximately 20 years ago by Olivers and Saunders and provides versatile accommodation, extending to approximately 6,500sq ft.



Guide price: £3,950,000

Tenure: Available freehold

Local authority: Elmbridge Borough Council

Council tax band: H



The central core of the house is the kitchen/breakfast room which has an excellent range of integrated appliances, extensive work surfaces and a large distinct eating area.

This is an excellent area for informal family living and the breakfast area leads through to a vaulted family room with its impressive beamed ceiling and log effect fireplace, a really cosy and inviting room for relaxing, reading the papers or just watching TV.

In addition, on the ground floor there is a rear lobby leading to a utility room and a second ground floor cloakroom, from this area there is a door giving direct access into the triple garage, as well as a door to the front driveway. Also accessed from this area is a staircase leading to an excellent games room over the garages with an en-suite shower room, this making it possible for further bedroom accommodation/au pair suite if required.

In the main part of the house on the first floor there are four bedrooms with the master bedroom being 'L' shaped with an en-suite bathroom and a separate en-suite shower room, as well as doors out onto a balcony enjoying superb views over the rear garden and beyond.

The second bedroom also has an en-suite, with a further full family bathroom serving the remaining bedrooms on the first floor. On the second floor the accommodation is flexible and is currently arranged as a large playroom/art studio and there is also a further large room which could be used as a gym or further bedroom as it also has its own en-suite shower room.







Local Area

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.







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 any decisions reliant upon them.

Knight Frank

20 High Street

Weybridge

KT13 8AB

knightfrank.co.uk

We would be delighted to tell you more

Matthew Scott

01932 548001

matthew.scott@knightfrank.com

Tom Hunt

020 8106 1409

tom.hunt@knightfrank.com



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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