



Project Condor, St George's Hill, KT13





## Opportunity to build a spectacular home in the heart of St Georges Hill.

Project Condor provides the discerning purchaser with an opportunity to create what we consider to be an exceptional new home on a very private and carefully landscaped plot in the heart of St George's Hill. The design is centred around living in nature with woodland walks, and a yoga studio, and for a home that is designed with the utmost luxury in mind.

The plot has been cleared and has local authority planning consent, St George's Hill residents association consent and there are full working drawings with a prime contractor in place ready to start the build. Having the full design and build package in place is a positive as this can save an enormous amount of time.

Project Condor offers the opportunity to start work almost immediately, and whilst full design packages are in place, these can of course, be tweaked. The designs and execution of the build will be carried out by M&Co/Avenfield/Morpheus Co.



Site plan

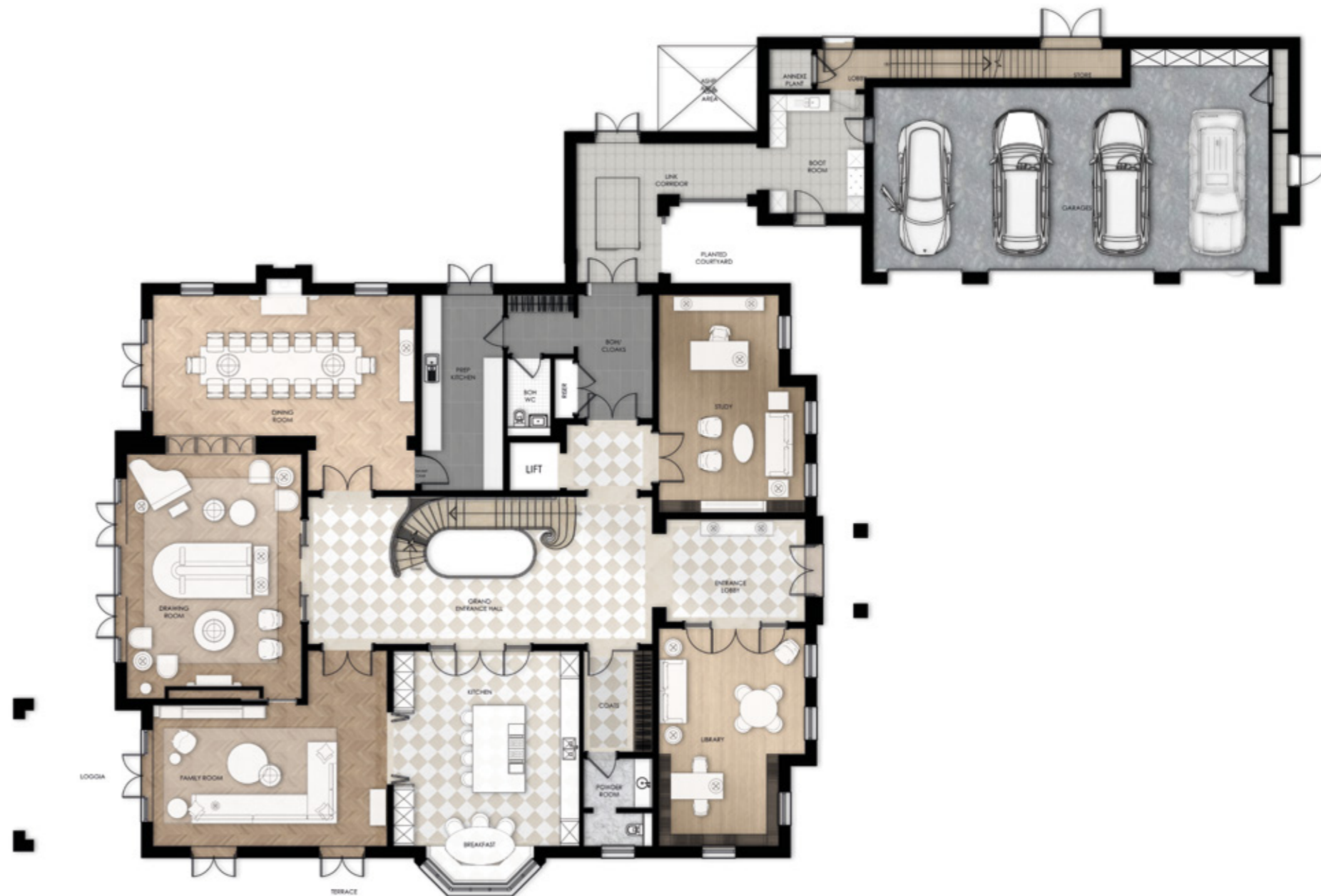
Gates lead to a sweeping tree lined driveway leading up to the front of this magnificent home. The ground floor has two large studies, drawing room, dining room to seat 16, Kitchen breakfast room leading to a large family room, which leads to a loggia, overlooking the garden and tree lined boundaries. There is a utility, prep kitchen, cloaks cupboard and guest WC, boot room, 4 car garage and lift complete this floor. The first floor has a principal suite with entrance vestibule, two dressing rooms and two bathrooms with the bedroom, having a seating area and doors to a terrace overlooking the grounds. Above the garage is a two bedroom guest/staff suite.

The lower ground floor is sumptuous and well planned. A 12 x 5 m pool has a spa to one end, a sauna and steam room, and glazed doors to a lower terrace with stairs to the garden. There is also a changing room. The stairs and lift lobby open to a leisure lounge, with bar, large seating area, and glazed panels looking over the pool. Sliding doors open to a cigar/games room off which is the wine room. A cinema room, gym and cloakroom complete this floor.

The gardens are designed to take the lightly wooded site into account and have a wooded walk leading to the yoga studio. There are lawned areas off the kitchen and family rooms along with landscaped areas surrounding the entire house.

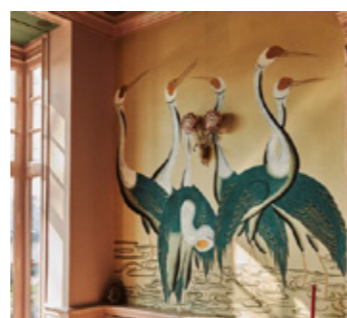


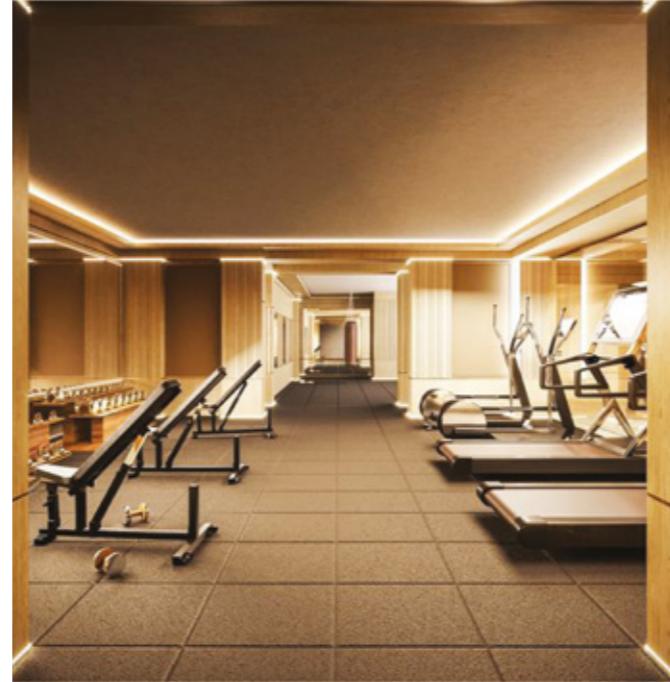
## Ground Floor



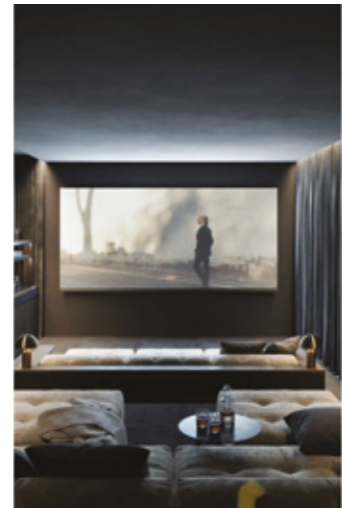


First Floor





Basement

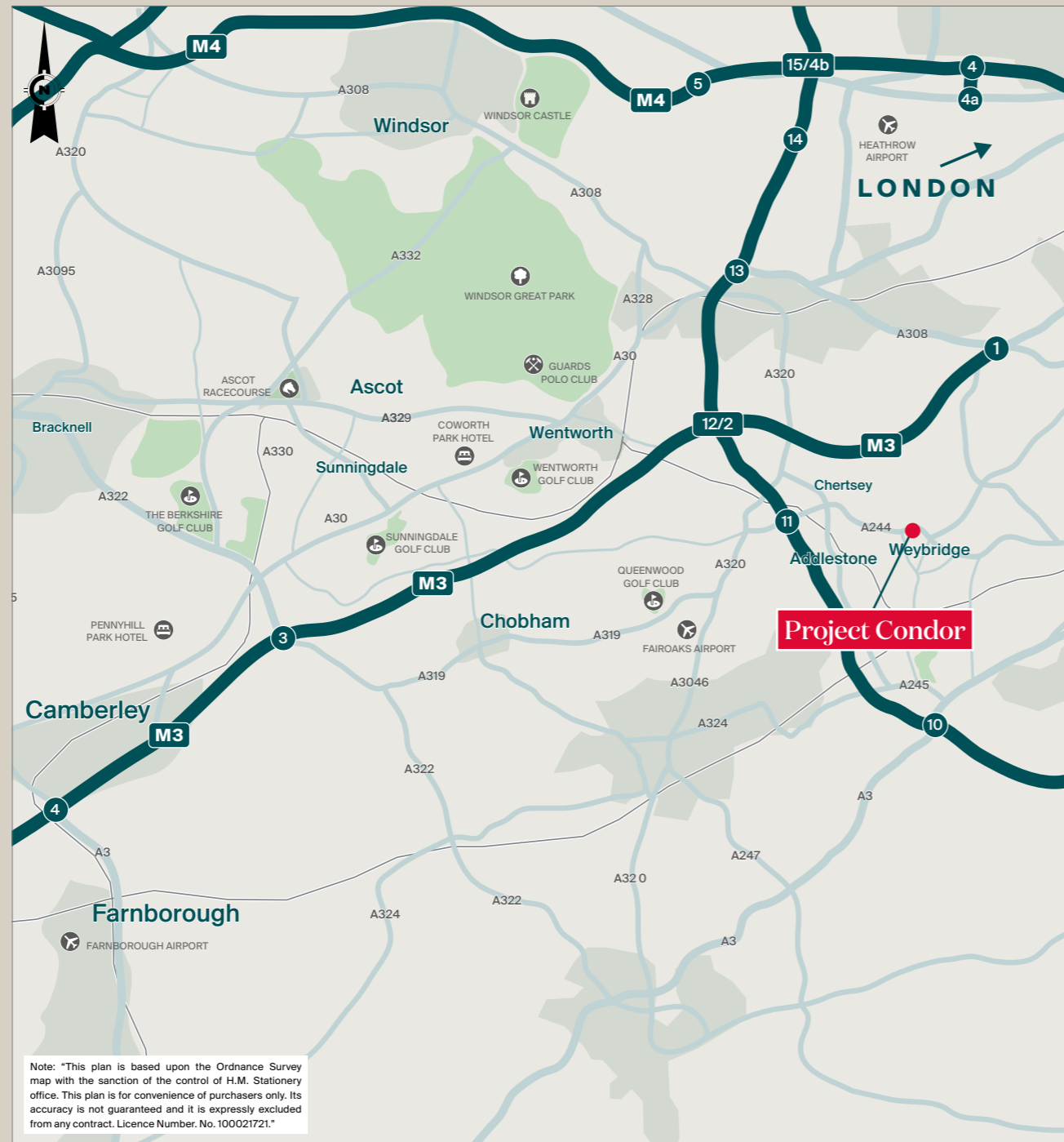


## Location

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.

## Distances

Weybridge 2 miles, A3 2.5 miles, M25 (J10) 4 miles, Heathrow Airport 9 miles, Central London 23 miles (all distances are approximate)



## Useful Links

### Local Authority

[Elmbridge Borough Council](#)

### Planning Consent

[2023/2229](#)

### Knight Frank Build Consultancy

<https://www.knightfrank.co.uk/residential/building-consultancy>

### Wentworth Golf Club

[wentworthclub.com](http://wentworthclub.com)

### Farnborough Airport

[farnboroughairport.com](http://farnboroughairport.com)

### Windsor Great Park

[windsorgreatpark.co.uk](http://windsorgreatpark.co.uk)

### Interactive Map

[Map link](#)

## Contact

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### We would be delighted to tell you more

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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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AVENFIELD

