

**Charters,  
St George's Hill  
KT13**









# Charters

## St George's Hill, Weybridge

### Accommodation

Entrance Hall | Dining room | Utility room | Kitchen/Breakfast room  
Library | Drawing room | Sitting room | Orangery

Principal suite with dressing room | Four further bedroom suites

Guest suite | Media room | Studio | Gym | Eaves storage

Annexe | Triple garage | Pool house with bar and changing facilities



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Charters is a fine grand entertaining family home set in most generous grounds extending to 2.25 acres and backing St George's Hill golf course. The adaptable accommodation lends itself to a large family and also is set up for formal entertaining/garden parties. The grounds have formal gardens, woodland area, private tennis court and outdoor leisure area with pool, bar, BBQ, changing facilities, generous staff accommodation, triple garage with annexe and far reaching views over St George's Hill golf course and wooded landscape beyond.















This St George's Hill residence has generous and adaptable accommodation suited to family living but also grand entertaining. Charters provides a home set in a generous plot providing it with amazing privacy and seclusion all complimented by a superb leisure facilities including a private tennis court, swimming pool, bar area and extensive gardens ideally set up for both bringing up families and entertaining/events. The adaptable accommodation is currently set up with an East and West wing on the bedroom accommodation, the ground floor has 5 reception rooms, large kitchen/breakfast/family room, cloakroom, separate utility room, the first floor has a large master bedroom with views over the extensive grounds, a dressing room and a large luxury en-suite. There are four further bedroom suites and a small kitchenette on the first floor with the second floor having a further bedroom suite, studio and a media room all allowing flexibility depending on your family set up;

The grounds are a particular feature of Charters with a large driveway, detached triple garaging with staff annexe and the extensive gardens wrap around the house and lead to the swimming pool. Adjacent, extensive lawns, 2 ponds and water features leading to a woodland area with walkways and private access onto the golf course. A large level terrace and lawn off the main orangery and drawing room with an area for marquees for family events.

Location description St George's Hill is internationally renowned as one of the most sought-after private estates in England. Access onto the private, gated estate is controlled during the day by the estate's security personnel and is restricted at all times. St George's Hill is set in some 900 acres and features a private championship standard golf course and a separate private tennis and squash club. The tennis club is one of the foremost racquet sports clubs in England, with 30 grass and all-weather tennis courts, two indoor courts and four squash courts. The tennis club also has a 20 metre indoor swimming pool, a well-equipped gym and a restaurant and bar. Racing is available at Sandown Park, Ascot, Epsom and Windsor. Polo can be enjoyed at Guards Polo Club and The Royal Berkshire Polo Club.





# South Ridge, St George's Hill, Weybridge

Approximate Gross Internal Area = 767.4 sq m / 8260 sq ft

Outbuildings = 143.4 sq m / 1543 sq ft

Total = 910.8 sq m / 9803 sq ft



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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.

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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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