



CRICKETS HILL
ST. GEORGE'S HILL | SURREY

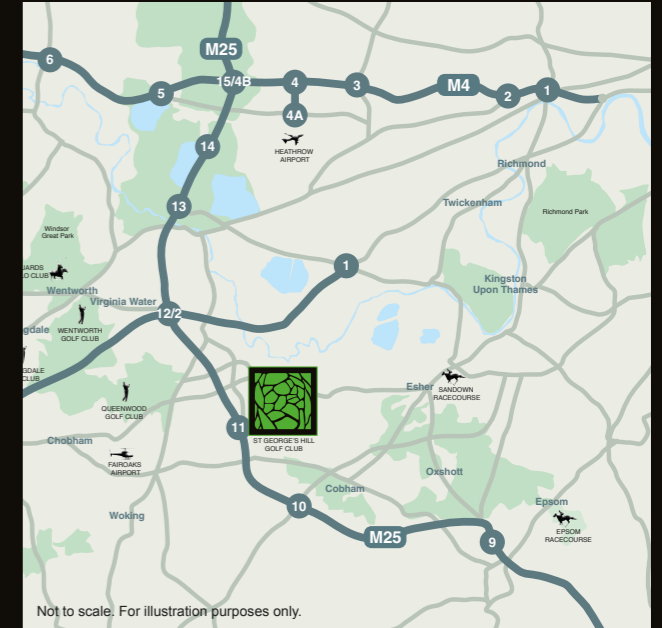


An aerial photograph of a golf course with a red outline highlighting a specific area. The area is a mix of trees and a partially demolished building. The rest of the image shows a lush green golf course with several sand traps and a winding path.

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An unparalleled opportunity to build in excess of 40,000 sq. ft. at the heart of the exclusive St. George's Hill Estate



St. George's Hill

St George's Hill is internationally renowned as one of the most highly sought after private estates in the UK. Access onto the private, gated estate is controlled 24 / 7 by the estate's private security personnel with number plate recording and the escorting of pre-booked construction vehicles, successfully preserving the ambience and amenity for the residents. St George's Hill 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 quality and privacy.

The 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 from 28 minutes. Heathrow and Gatwick Airports are easily accessed as is the private airfield at Farnborough. There are numerous excellent English and International schools in the area including Eton College, Harrow School, Wellington College, St George's College and the ACS International Schools in Cobham and Egham, to name only a few. The sporting facilities within the area are superb with many highly regarded golf courses including Wentworth, Sunningdale, Foxhills, Queenswood, The Wisley and Beaverbrook. Racing is available at Sandown Park, Ascot, Epsom and Windsor and polo can be enjoyed at Guards Polo Club and the Royal Berkshire Polo Club.







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Set within mature grounds of about 4.71 acres (1.9 hectares) and occupying one of the finest locations within the internationally renowned St. George's Hill Estate, Crickets Hill is bordered by the 6th and 7th holes of the St. George's Hill Golf Course and occupies a quiet and secluded position within an exclusive island location at the centre of the estate.

Planning permission is in place to create one of the finest homes in the UK built in recent years. The opportunity entails a principal house of around 24,025 sq. ft. with a very impressive secondary house and leisure facility extending to about 16,556 sq. ft. The property was designed by the architect Tom Wright, who also designed the iconic Burj Al Arab in Dubai and key areas on several of the recent Royal Caribbean cruise liners (www.wkkarchitects.com) and the award winning Structural Engineer, Mike Stephens (www.opsstructures.co.uk), who was one of the key structural designers for the aforementioned Burj Al Arab.

The quality of design and intended specification is best illustrated on the accompanying CGIs and the proposed house can be heavily tailored to suit an incoming purchaser's wishes.

Under its current design, the main house provides exceptional living space over 4 floors and includes at least 7 bedroom suites, fabulous formal and informal entertaining areas and significant "back office" space for staff.

The internal CGIs on the following pages show the designs created for and on behalf of the current owners to their bespoke wishes and specification and are of course subject to change for any incoming buyer.

The secondary house is laid out to provide garaging for at least 8 cars, significant accommodation for guests in the form of at least 3 bedroom suites, major staff accommodation and world class indoor swimming pool, cinema and leisure facilities.

Construction is at a stage where groundworks for both basements have been excavated and piled accordingly and now work has ceased. The work to complete the proposed house can start again very quickly or alternatively an incoming buyer can tailor the property to their own layout, design and specification.

The property's curtilage of about 4.71 acres puts it in the very highest ranks of the largest properties within the St. George's Hill Estate, and its superb central position adjoining the golf course makes this one of the rarest and finest opportunities to come available within the estate.

Further information can be found on www.crickethill.com Password details are available from the selling agent.







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DIRECTIONS

From London take the A3 to Cobham exit taking the Byfleet road (A245), and turn right at the traffic lights into Seven Hills Road. Proceed along this road for approximately 2 miles and turn left at the second roundabout into Queen's Road. Take the third turning on the left into Old Avenue. Follow Old Avenue and after a few hundred yards the security barrier for St. George's Hill Estate will be found (KT13 0PZ) where a representative of Knight Frank will meet you.

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