



Holland Hill, Old Avenue, Weybridge, **KT13**

---



# Holland Hill, Old Avenue, KT13

---

Nestled at the top of the prestigious St George's Hill Estate, this beautifully restored original Tarrant house offers an exquisite blend of historical charm and modern luxury.

This imposing 5-bedroom wing features a wealth of character with original stained glass windows, wood panelling, high ceilings, and a grand sweeping staircase. Inside, you'll find a grand reception room with a feature fireplace and high ceilings, a large dining room, and a stunning galleried hallway with a large stained glass window and sweeping staircase.



**Furniture:** Available furnished/unfurnished

**Minimum length of tenancy:** 12 Months

**Local authority:** Elmbridge Borough Council

**Council tax band:** H



The first floor boasts a principal bedroom suite with a dressing room and luxurious ensuite bathroom, a second large double bedroom, and a family bathroom. The second floor features three additional bedrooms, another family bathroom, and a utility room.

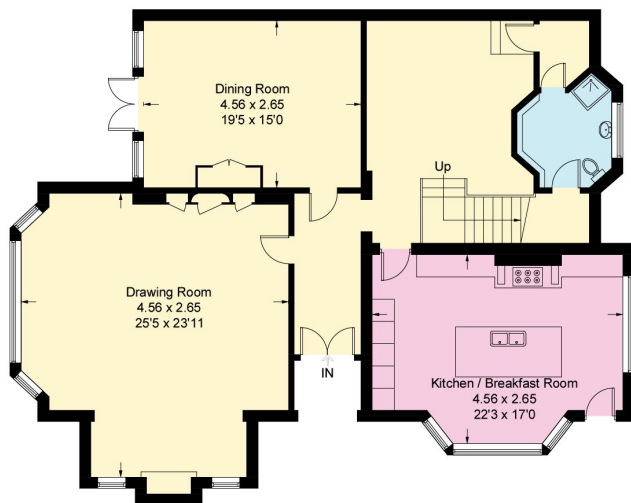
The rear of the property reveals a breathtaking lawned garden with mature shrubs, trees, and flower beds, leading to a sun terrace with far-reaching views, ideal for entertaining. Ample off-street parking is provided by a shared gravel driveway with additional parking at the front of the house. Located within a short drive of Weybridge Station, this exceptional property offers grand accommodation in a quiet, elevated position with stunning views.



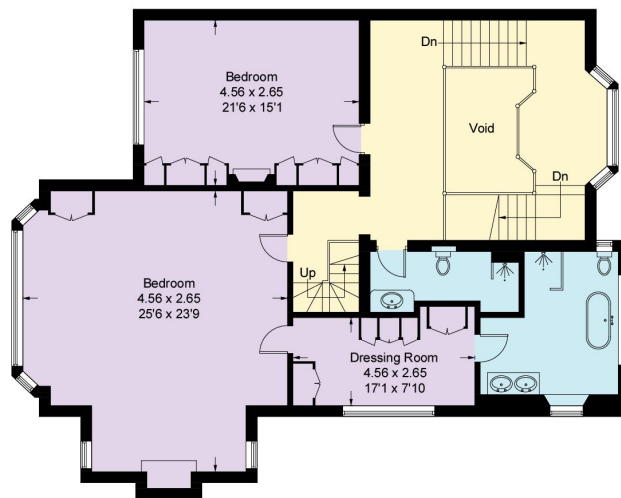


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

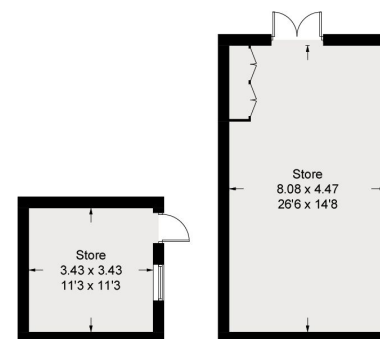
Approximate Gross Internal Area = 418.5 sq m / 4505 sq ft



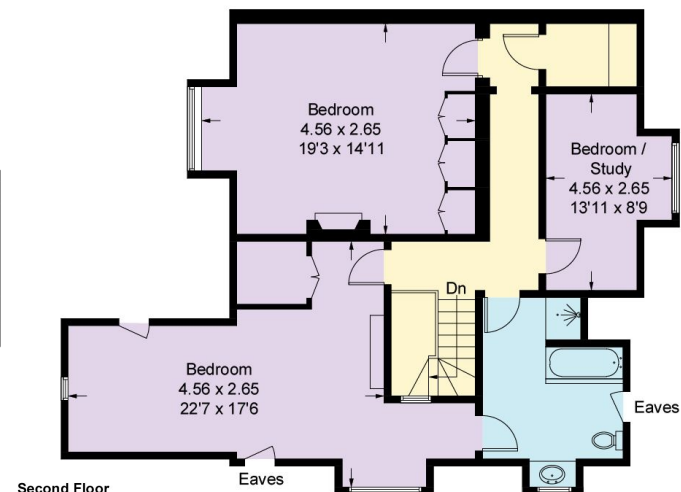
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

**Knight Frank**  
**Esher Lettings**  
 50 High St  
 Cobham KT11 3EF

We would be delighted to tell you more

**Jamie Vass**  
 +44 7773 081010  
 jamie.vass@knightfrank.com

**Beth Tighe**  
 +44 7974 860625  
 beth.tighe@knightfrank.com

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



All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit [www.knightfrank.co.uk/tenantfees](http://www.knightfrank.co.uk/tenantfees). Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical. Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2024. Photographs and videos dated June 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.