

BRACKEN  
LODGE

# BRACKEN LODGE

St George's Hill, Weybridge, Surrey





# A WONDERFUL FAMILY HOME LOCATED ON THE PRESTIGIOUS ST. GEORGE’S HILL ESTATE

  
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## Summary of accommodation

Reception hall | Reception room | Dining room | Kitchen/breakfast room | Family room | Play room | Media room | Utility room | Two studies  
Excellent principal bedroom suite with dressing room | Two luxurious bathrooms | Four further bedroom suites  
Second floor loft room | Sensational indoor entertainment room | Sauna and changing facilities | Gymnasium and self contained staff annexe  
Garaging for three cars | Fantastic terraced areas with outdoor kitchen | Tennis court | Beautifully landscaped gardens and grounds

Approximate total internal floor area 12,206 sq ft (1,133.9 sq m)

In all about 1.62 acres (0.7 hectares)

**Distances:** Weybridge Mainline Station 1 mile,A3 3 miles, M25 (J10) 4.5 miles, Heathrow 12 miles, Central London 23 miles, Gatwick 30 miles  
(All distances are approximate)





## DESCRIPTION

Bracken Lodge is a magnificent family home built by W.G Tarrant which has been extensively renovated, enlarged and substantially improved in recent years. The property now provides well arranged exceptional indoor living accommodation in excess of 12,200 sq ft split over two floors.

On the ground floor the majority of the reception rooms have outstanding views of the landscaped gardens and bi-folding doors opening out onto the entertaining terrace and swimming pool, which is a fantastic area for al fresco dining in the summer months. To the north and north east of the property are the sensational entertainment rooms and adjacent sauna and changing facilities.











On the first floor there are five bedroom suites all with luxury well appointed bathrooms and dressing rooms. Of particular note is the principal bedroom suite with oversized dressing room and stylish bathrooms.







Staff accommodation

On the first floor, above the garage, there is a further bedroom suite which is currently used as an office but is also suited for use as staff/guest accommodation. In addition, at the far end of the house, there is a well equipped and self-contained staff accommodation.



Staff accommodation



Staff accommodation



Staff accommodation



## LOCATION

The estate provides gated security and privacy, offering an ideal commuter location. The A3 is a short driving distance giving access to London and the M25 which, in turn, leads to the national motorway network as well as Heathrow and Gatwick airports.

Schooling in the area is excellent and includes the ACS Cobham International School, Claremont Fan Court School in Esher and St George's School/College in Weybridge.

Weybridge and the nearby towns of Esher, Cobham and Walton-on-Thames provide a comprehensive range of shopping outlets, international restaurants and recreational facilities.















# PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, drainage and water. Gas central heating.

**Local Authority:** Elmbridge Borough Council

**Council Tax:** Band H

**EPC Rating:** C

**Matthew Scott**  
01932 548001  
matthew.scott@knightfrank.com

**Knight Frank Weybridge**  
20 High Street, Weybridge  
KT13 8AB

**knightfrank.co.uk**

**George Pratt**  
020 7861 1166  
george.pratt@knightfrank.com

**Knight Frank Country Department**  
55 Baker Street, London  
W1U 8AN



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