

Old Avenue, St George's Hill, Weybridge





A substantial six bedroom house by master builder W G Tarrant, **ideally located** on the prestigious St George's Hill Estate.

Summary of accommodation

- Ground Floor:** Entrance hall | Grand drawing room | Dining room | Kitchen/breakfast room | Play room | Family room | Utility room
- First Floor:** Impressive principal bedroom, large en suite and walk in wardrobe | Three further bedroom suites | Media room
- Second Floor:** Two further bedrooms | Two bathrooms
- Garden and Grounds:** Double garage | Summer house/yoga studio | One bedroom annex | Sweeping driveway | Swimming pool

In all about 1.6 acres

Distances

Weybridge 3 miles, Heathrow 13 miles, M25 (J10) 4 miles, Central London 24 miles
(All distances are approximate)



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The property

Extending to approximately 6,829 sq ft the property is set behind electric gates in grounds of over 1.6 acres offering a secure and very private location. The house exudes grace, grandeur and favourably combines modern facilities with original character features throughout the property.

The front entrance leads into a porch with stone flooring which continues into the fabulous entrance hall. The ground floor comprises a grand drawing room with open fire place and original wood flooring and triple aspect views across the private gardens, kitchen/breakfast room leading to an orangery with doors onto the private garden. There is also a separate family room, utility room and play room.

The first floor comprises of an impressive principal bedroom overlooking the gardens, large en suite bathroom and walk in wardrobe. There are three further bedroom suites with the top floor having another two bedrooms and bathrooms.

There is a separate one bedroom annex, large summer house/yoga studio and double garage. There is a long sweeping driveway providing parking for numerous cars.





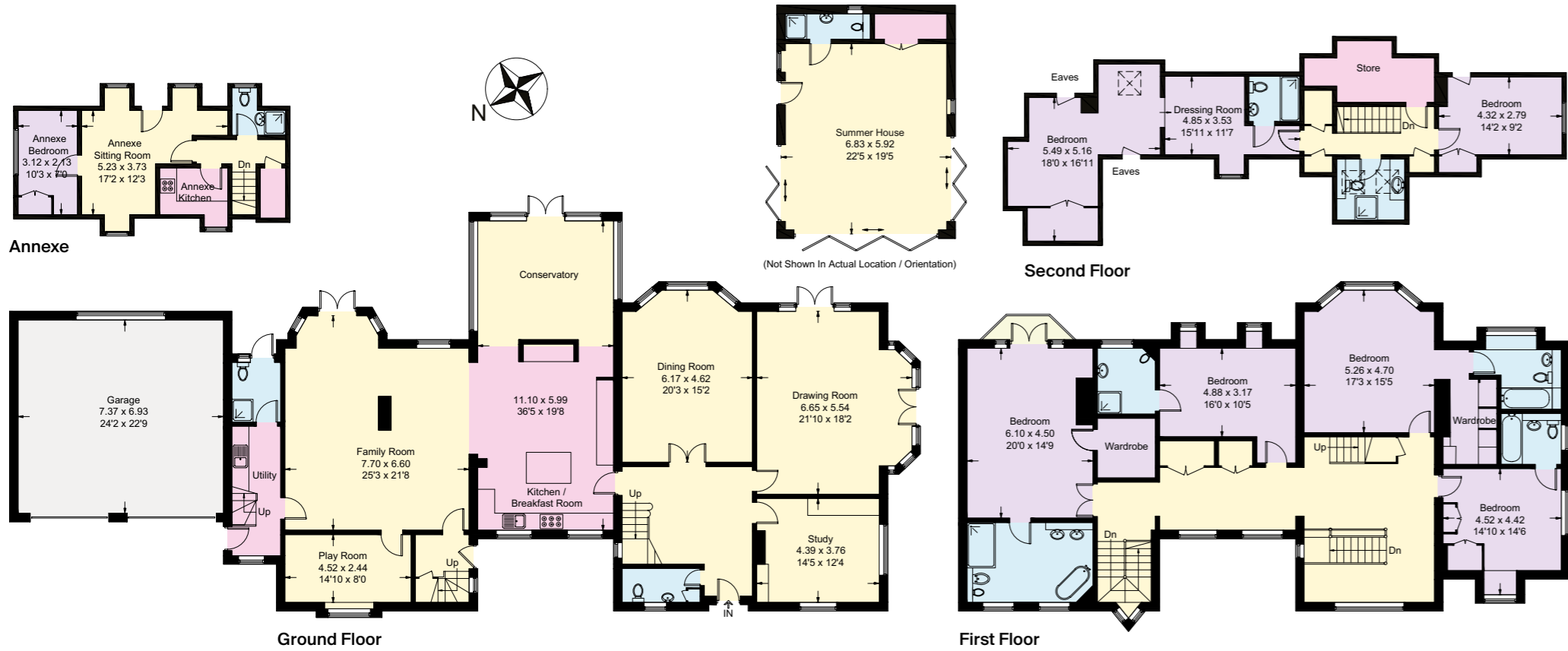
Approximate Gross Internal Floor Area

497.4 sq m / 5355 sq ft

Summer House = 46.7 sq m / 503 sq ft

Total = 634.2 sq m / 6829 sq ft

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.





Gardens and grounds

Secluded grounds which are level and private, being tree lined with a large terrace across the back of the house, ideal for al fresco entertaining. There is a separate badminton court and secluded pool area behind mature hedging, adjacent to the large yoga studio which has shower/changing facilities. The gardens wrap around the house and provide several areas of interest with the main garden being south/south-west backing.

Situation

St George's Hill is set on approximately 900 acres and features a private championship-standard 18 hole golf course, two 9 hole courses and a separate private tennis and squash club. Close to the centre of Weybridge, the greens and fairways of St George's Hill Golf Club meander through the Estate, whilst the Lawn Tennis, Squash and Croquet Club offers luxurious fitness and an indoor swimming pool. The Estate provides controlled gated security and privacy, offering an ideal community 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. Weybridge and Walton mainline rail stations are conveniently located nearby.



Property information

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Council Tax: Band H

EPC Rating: D



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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