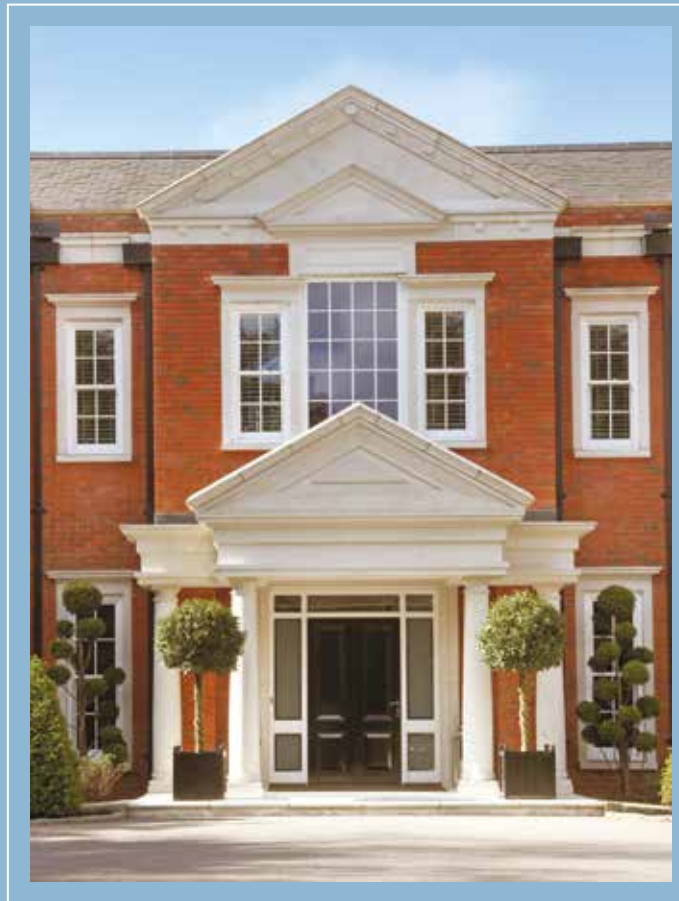


BRAMBER

St George's Hill, Weybridge, Surrey



savills

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M25 (J11) 3 miles • Weybridge 1.9 miles
Heathrow airport 17 miles • Central London 24 miles
(Distances approximate)

Ground Floor

Reception hall, Drawing room, Kitchen / breakfast room,
Study, Cinema, Bar Area.

First Floor

Master bedroom suite with His and Hers dressing room
and balcony, 4 further en suite bedrooms, Gym.

Outside

Triple garage

Gardens and grounds

About 1 acre

Situation

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 18-hole golf course, plus an additional 9-hole 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. In addition to the on-site sporting facilities, there are many other challenging golf courses locally including Burhill, Wisley, Woking, Foxhills, Queenswood, Worplesdon and West Hill. Racing is available at Sandown Park, Ascot, Epsom and Windsor. Polo can be enjoyed at Guards Polo Club and The Royal Berkshire Polo Club.

St George's Hill offers an ideal location for families looking for security and privacy and there are several excellent English and International schools in the area including Reeds School, St George's Hill College and The ACS Cobham International School. Mainline Rail Services: Weybridge Station offers a South West Trains service to London Waterloo from 34 minutes.

The Property

Bramber is a beautifully presented and well proportioned home, built in recent years by Octagon Bespoke Design for the current owners, the house offers excellent accommodation spread over two floors, with a fantastic interior design finish by the well renowned Hill House Interiors of Weybridge. The presentation of this home really is similar to that of a show house and there is a lovely flow of accommodation including a most impressive reception hall with beautiful Marble tiled flooring and a large marble and glass balustrade central staircase which fans left and right to the first floor.

To one side of the house there is a study and elegant drawing room with a central fireplace and to the rear of the property there is a entertaining bar room, complete with leather flooring, built in drinks fridge's and bi folding multi-pane patio doors, opening out onto a lovely entertaining terrace.

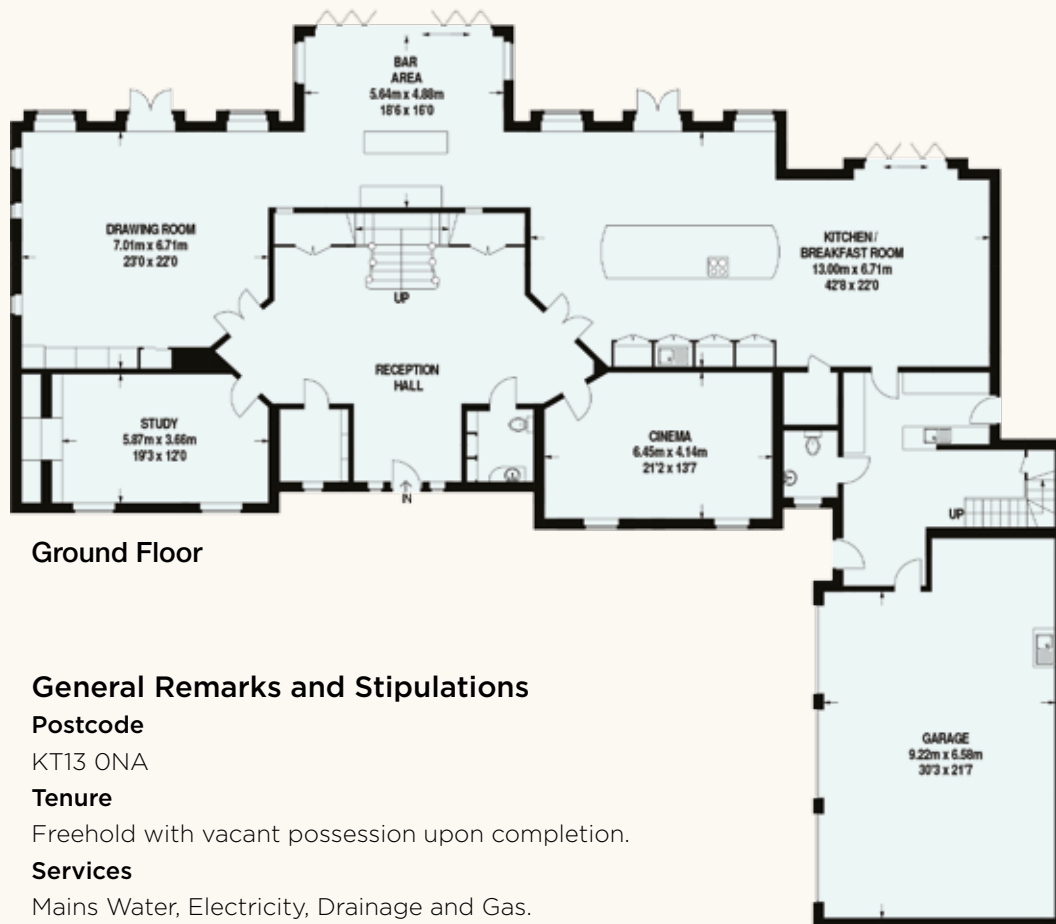




Another great feature of this home is the vast kitchen/breakfast/family room, combining to make a wonderful overall space for informal living. Rounding off the ground floor there is a most impressive cinema room and there is a large rear lobby area and utility room, giving direct access into the triple garage block and it should be noted off the rear lobby there is also a secondary staircase leading up to the fifth bedroom suite, which is slightly separate from the main house, making it ideal for a teenager or au pair.

Upstairs on the first floor in the main part of the house there are four bedroom suites, all with luxurious sanitary ware, with the master bedroom being particularly large having a separate sitting area with doors out into a large balcony, enjoying lovely views over the rear garden and there are twin dressing rooms and a very large en suite bathroom.





Ground Floor

General Remarks and Stipulations

Postcode

KT13 ONA

Tenure

Freehold with vacant possession upon completion.

Services

Mains Water, Electricity, Drainage and Gas.

Viewing

Strictly by appointment with Savills.

Local Authority

Elmbridge Borough Council, Tel: 01372 474474.

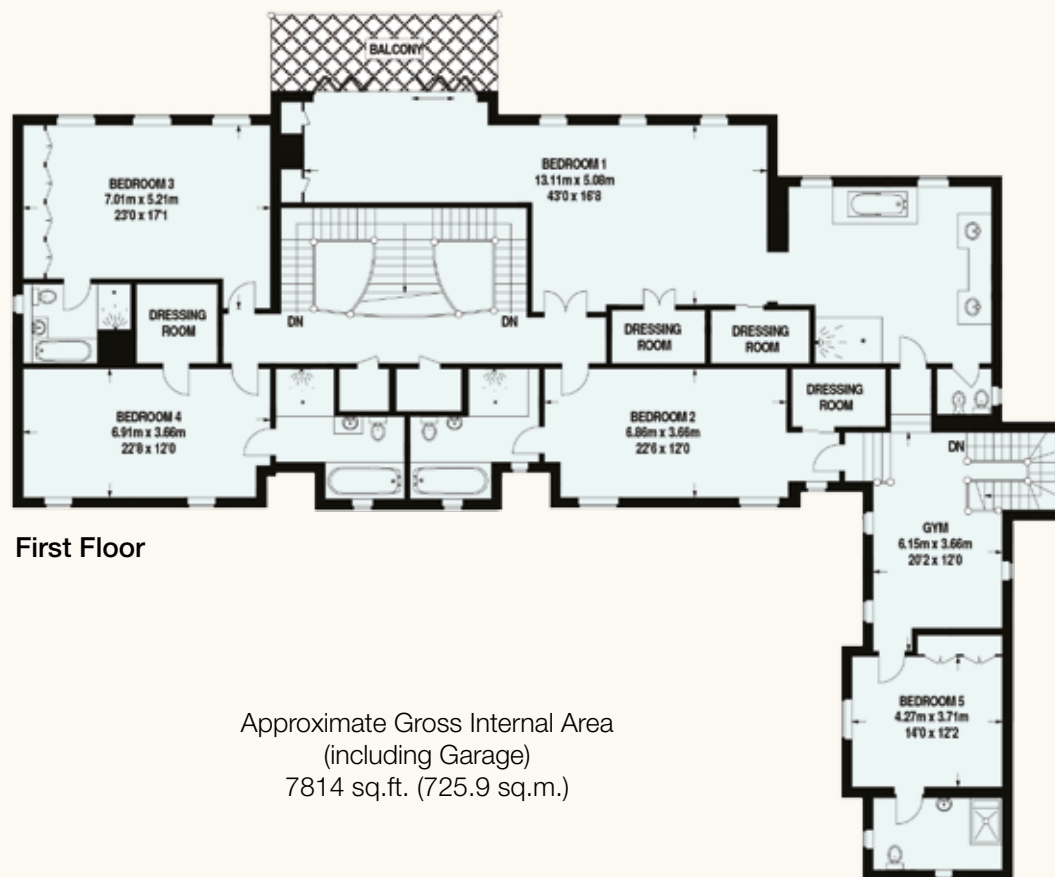
Fixtures and Fittings

Certain fixtures and fittings such as fitted carpets, curtains/blinds, light fittings and garden equipment are specifically excluded from the sale but may be available by separate negotiation.

Important Notice

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken: XX Brochure prepared: XX 16/01/06 HF



First Floor

Approximate Gross Internal Area
(including Garage)
7814 sq.ft. (725.9 sq.m.)

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