



Unique four bedroom home arranged over three floors

Cranberry House, Warreners Lane, St George's Hill, Weybridge, Surrey KT13 0LH

Freehold

savills



Bespoke built and designed for the current owners •  
Open plan kitchen/dining/reception room • Principal  
suite with en suite and dressing room • Tiered garden •  
0.1 of a mile from St George's Hill Lawn Tennis Club

#### Local information

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 golf 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, Queenwood, 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 English and International schools in the area including Reeds School, St George's College and The ACS International School at Cobham.

- Mainline Rail Services: Weybridge Station offers a direct South West Trains service to London Waterloo from 30 minutes.

- Comprehensive Shopping: Weybridge, Cobham, Esher, Guildford, Kingston and London.

- Weybridge offers easy access to London via the A3 (2 miles). Junction 11 of the M25 can be reached in 3 miles. Both Heathrow and Gatwick Airports are within easy reach and lie 18 miles and 30 miles away respectively.

Please note all distances are approximate.





### About this property

Set in an enviable position in the heart of St George's Hill is this unique four bedroom home, which was built by the renowned Redridge Homes in 2014 has been bespoke designed for the current owners with many traditional features. Throughout the property there are exceptional detail such as Victorian cornicing, wood paneling and unique décor which make this home one of a kind.

The ground floor accommodation offers a light and spacious open plan kitchen/dining/reception room with access to a separate pantry. The Martin Moore kitchen offers a range of integrated appliances and cupboard space with a social central island, perfect for entertaining. The feature bay window in the dining area allows an abundance of light to flow through the space. There is a gas fire and traditional wood paneling in the living area and access to the terrace via double doors, which is perfect for alfresco dining. There is a cloakroom

The first floor is dedicated to the principal bedroom which offers an abundance of storage, a separate dressing room and en suite which features unique Fired Earth tiles and a roll top bath. The suite further benefits from air conditioning and double doors to a Juliet balcony.

The lower ground floor has three double bedrooms, all with en suites and a separate study. The plant room, separate store and utility room complete the accommodation on this floor.

Externally the tiered garden is beautifully landscaped and is set over two levels, offering privacy from neighboring properties with mature trees and shrubs. The garden further benefits from an irrigation system and has a pretty Summer house overlooking the gardens.

The property further benefits from under floor heating throughout and gated off street parking for several cars.

### Tenure

Freehold

### Local Authority

Elmbridge Borough Council

EPC rating = C

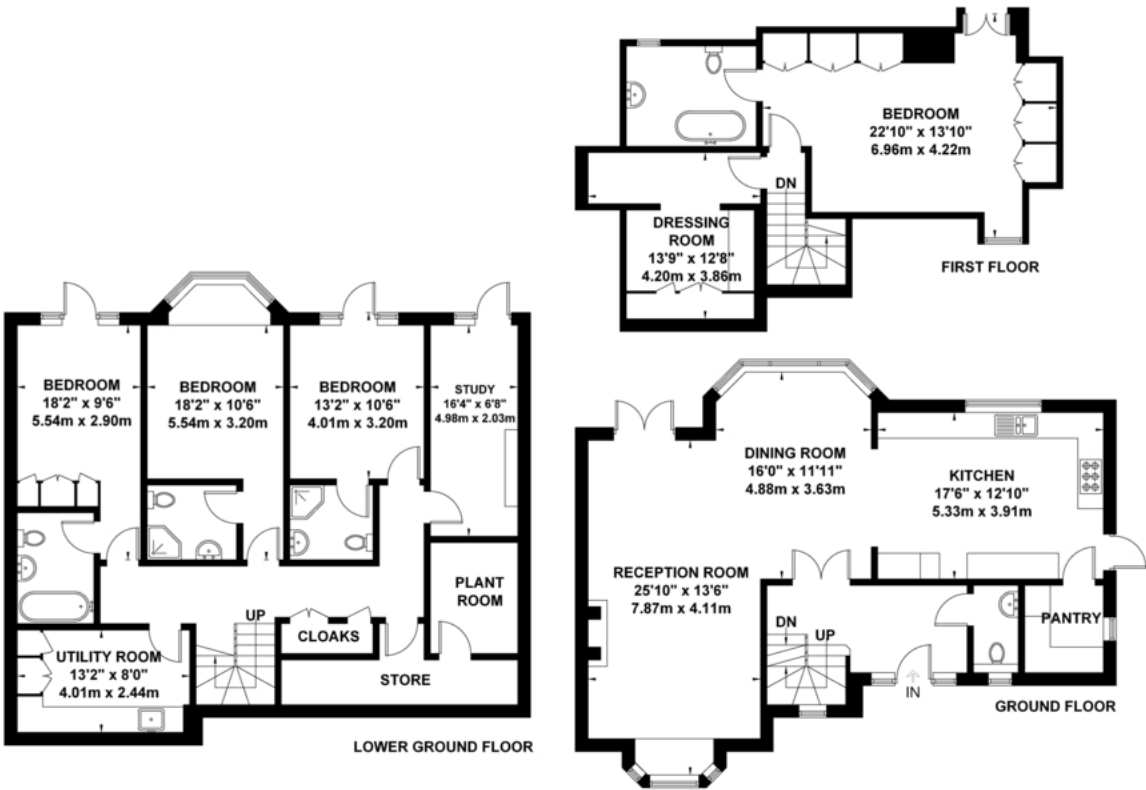
### Viewing

Strictly by appointment with Savills

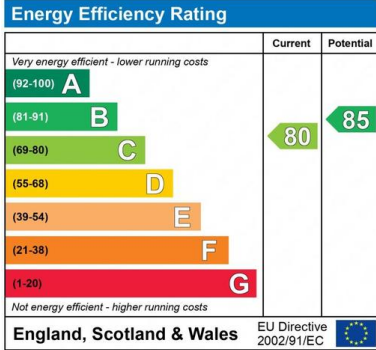




Approximate Gross Internal Area = 247.4 sq m / 2664 sq ft



Exposure House © 2022  
www.exposure.house  
Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.



**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 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. 22024002 Job ID: 158794 User initials: SO