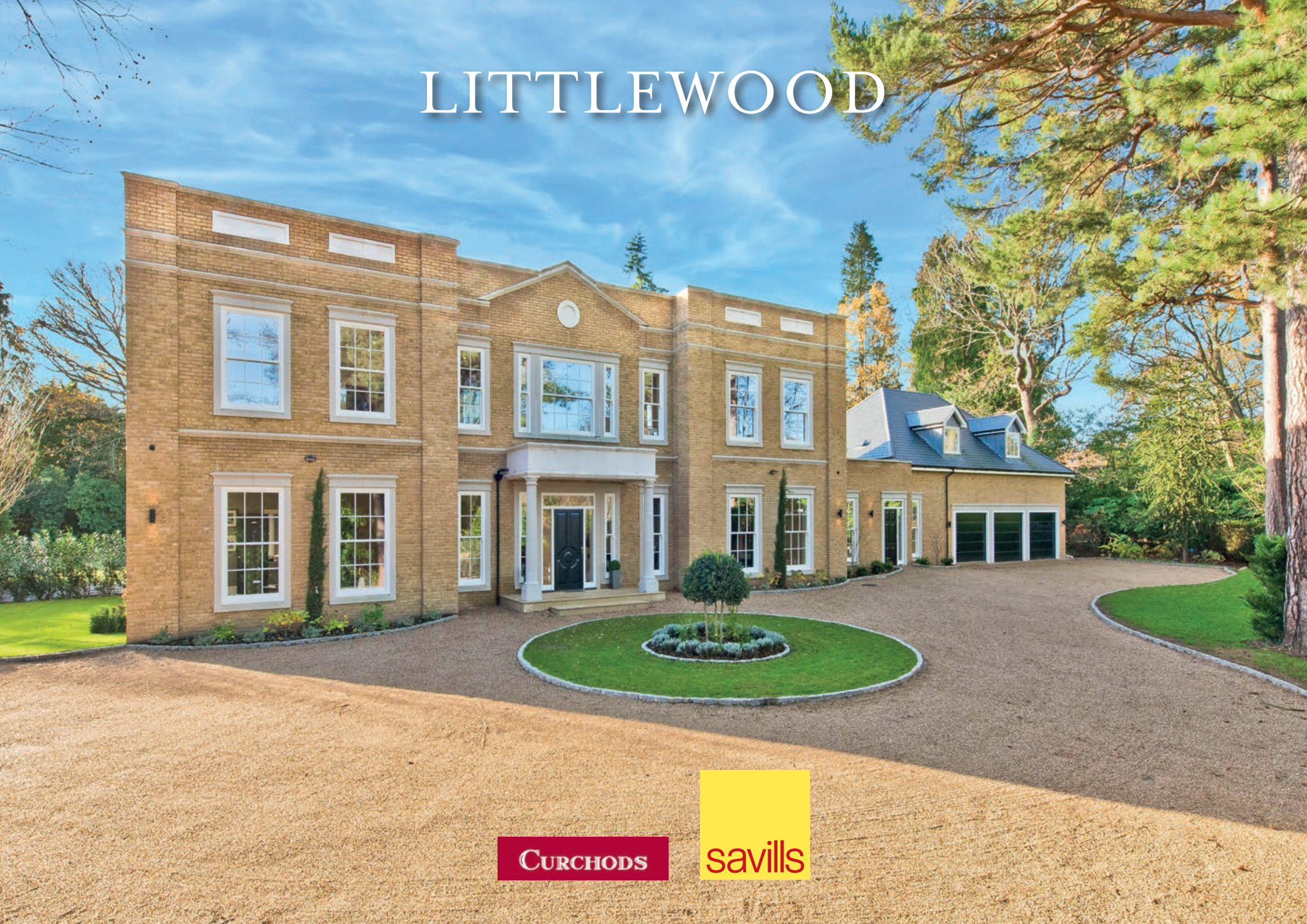


LITTLEWOOD



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LITTLEWOOD

EAST ROAD, ST GEORGE'S HILL,
WEYBRIDGE, SURREY, KT13 0LB

Beautifully interior designed is this luxurious
new home, located in the prestigious
St George's Hill private estate.

Fantastic secluded position within this prestigious estate
Beautiful wide South Westerly facing garden
Amazing entertaining space
Gated driveway
Staff accommodation





DESCRIPTION

A stunning super home located within the prestigious St George's Hill private estate.

Designed and built to an exceptional standard. The front door opens into a striking double height entrance hall with lantern above creating an impressive welcome to this family home, flooding the space with natural light.

This new build mansion incorporates the latest in modern technology including air conditioning in the principle rooms, zoned Nu-Heat under floor heating throughout, intelligent iLighting system providing tailored zonal light settings, great ceiling heights with beautifully crafted moulding and skirting boards all in proportion with elegant tall doors.

The entrance leads to an open plan dining room which gives access to the rear gardens, a great welcoming entertaining space.

At ground floor level there are four further reception rooms, that include a double aspect family room, this leads nicely through to the elegant double aspect drawing room with access out to the garden.

The kitchen/day room fitted by Extreme Kitchens is a stylish space yet functional with state of the art Miele appliances. Four sets of double doors here give access to the lawned garden incorporating the swimming pool.

The kitchen leads through to a fabulous room with a bar area and separate shower room, this space opens out to the pool and gardens, this is the perfect place to entertain your friends and family.

In addition there is a playroom, study, prep kitchen and guest cloakroom.

The first floor comprises five bedroom suites, and includes a grand master bedroom suite with bespoke fitted his and hers dressing rooms and en suites complete with a balcony overlooking the garden. Each bedroom and bathroom include high end fixtures and fittings.

There is a self-contained annexe with its own entrance and links to the main house.

Littlewood sits on a flat plot of about 1 acre with a gated driveway. The beautifully landscaped South Westerly facing garden is well screened with mature trees providing tree top views from all bedrooms and fitted with an irrigation system. There is also an outdoor pool and patio area for entertaining.



LOCATION

Set back from East Road within an exclusive cul de sac of only 3 luxury new houses, ensuring total peace and privacy. Located 0.2 miles from the Old Avenue gates and Lawn Tennis Club.

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 24/7 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, exercise studio, and a restaurant with a lakeside terrace, bar and children's playground.

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.

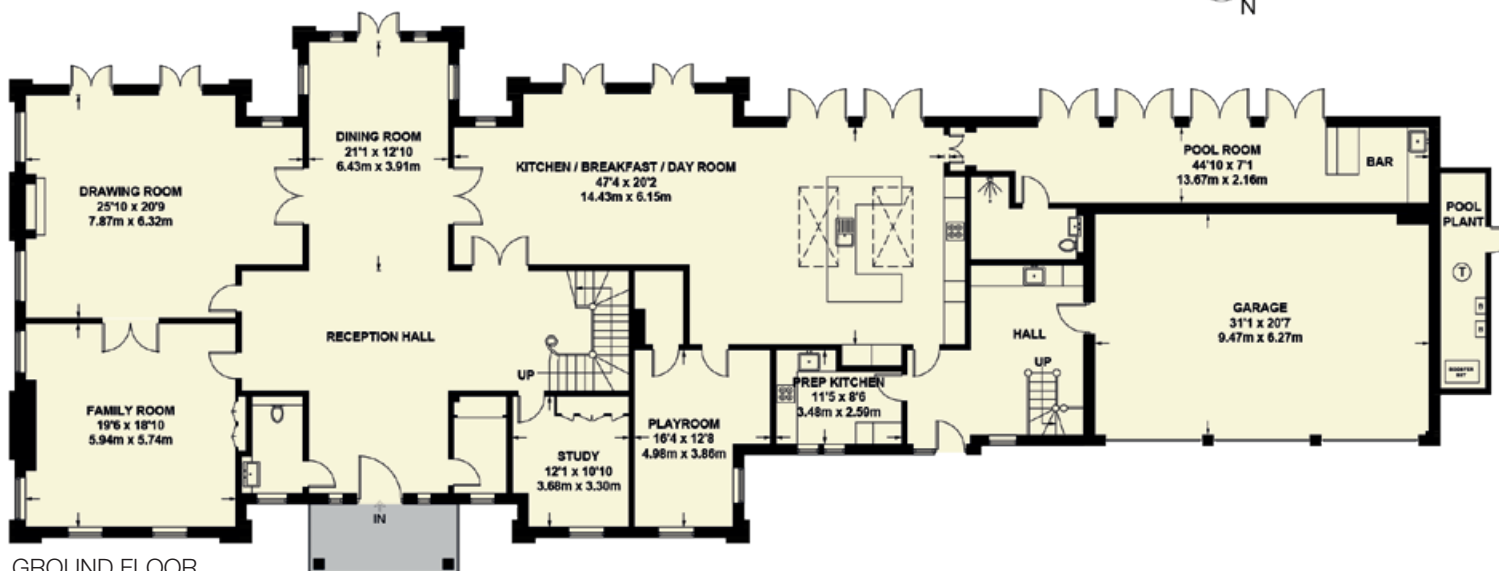
Racing is available at Sandown Park, Ascot, Epsom and Windsor. Polo can be enjoyed at Guards Polo Club and The Royal Berkshire Polo Club.

St George's Hill offers an ideal location for families looking for security and privacy and there are several excellent English and International schools in the area including Reeds School, St George's College, The ACS International School at Cobham and TASIS.



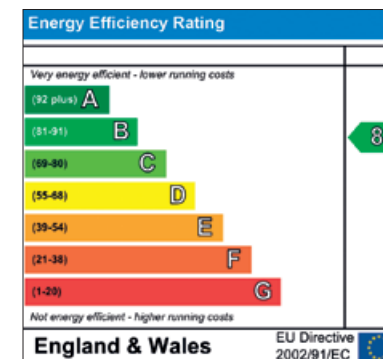


FIRST FLOOR



GROUND FLOOR

LITTLEWOOD
 Approximate Gross Internal Area:
 709.2 sq m / 7634 sq ft
 (Including Garage / Annexe / Excluding Void)
 Pool Plant = 7.9 sq m / 85 sq ft
 Total = 717.1 sq m / 7719 sq ft



IMPORTANT NOTICE:

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