



Unique home in a secluded and secure location

Inishbeg, Cavendish Road, St George's Hill, Weybridge, Surrey KT13 0JX

Freehold



Located in the heart of the prestigious St George's Hill •  
Scope to extend and renovate (STPP) • Mature gardens  
• Outdoor pool • Four car garage

#### 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

Inishbeg is set on Cavendish Road, one of the most sought after roads within the heart St George's Hill, offering spacious and flexible accommodation over two floors. There are large windows and doors to the garden throughout allowing the home to be filled with natural light and creating a flow from the home to the gardens.

feel whilst still being in the heart of the hill. The outdoor pool and patio area are fantastic for entertaining in good weather. To the front of the property there is a four car garage and ample parking for several cars.

### Tenure

Freehold

### Local Authority

Elmbridge Borough Council

EPC rating = D

### Viewing

Strictly by appointment with Savills

The ground floor has an abundance of living space which is versatile and adaptable. The main reception room features a working fireplace and an exceptionally large window with views over the lawn. It leads through sliding doors to the dining room which has double doors leading out to the garden with unrivalled views. There is also a garden room complete with doors at each end leading out to the verandah. The kitchen has a plethora of storage space and also benefits from doors leading out to the verandah. The verandah is the perfect space for alfresco dining and has elevated views over the gardens looking down towards the outdoor pool. The ground floor also offers a cloakroom and under stairs storage space.

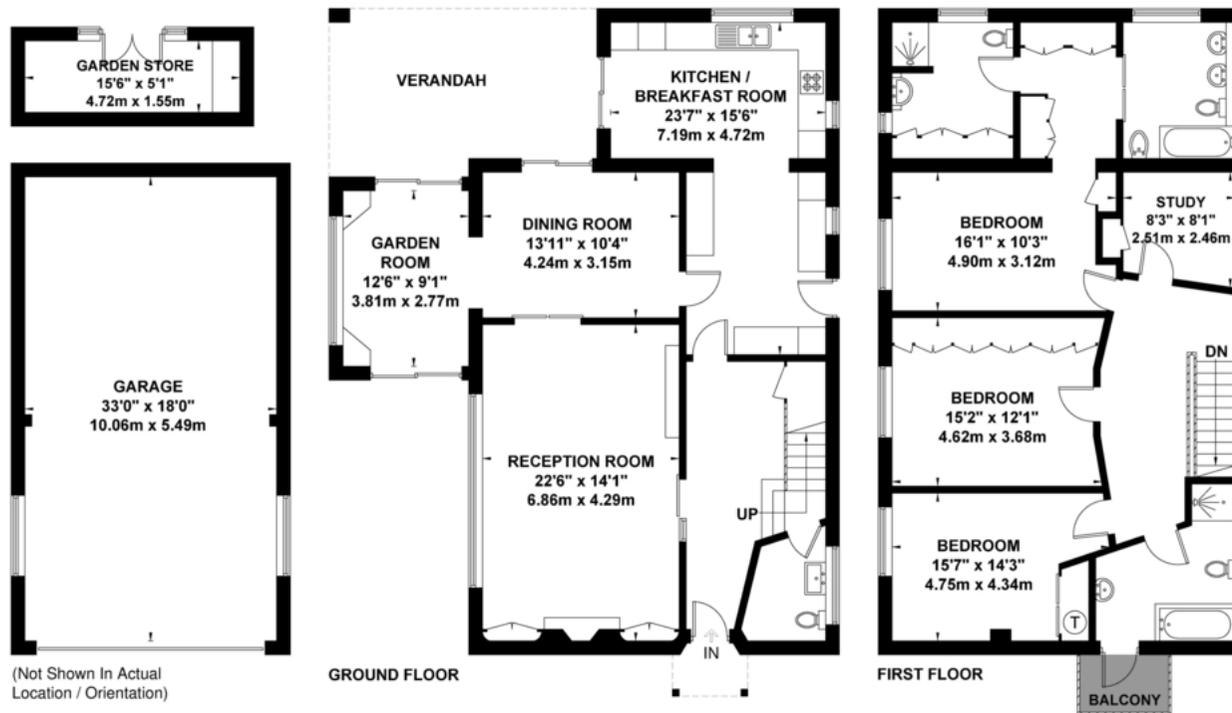


Leading to the first floor there is a feature lattice window adjacent to the stairs. The spacious landing leads to all of the rooms on the first floor. The main bedroom suite is spacious and features a walk in dressing area complete with dual en suites. There are two further bedrooms, a family bathroom and a study that could alternatively be used as a single bedroom.

The mature gardens are simply stunning and are well maintained to create a private and secluded

## Cavendish Road, St George's Hill, Weybridge

Approximate Gross Internal Area = 203.1 sq m / 2186 sq ft  
Garden Store = 7.3 sq m / 78 sq ft  
Garage = 55.3 sq m / 595 sq ft  
Total = 265.7 sq m / 2859 sq ft



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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