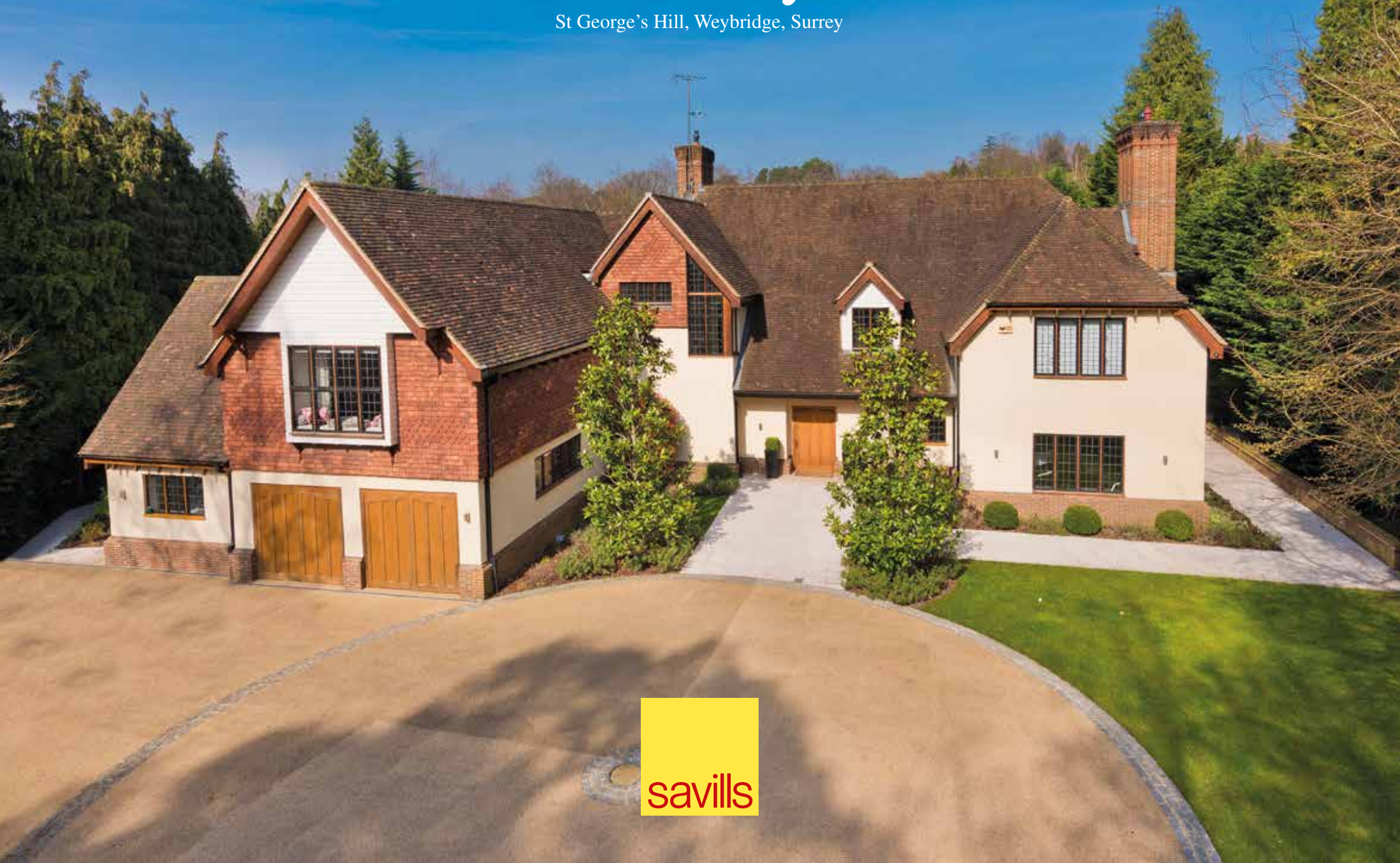


Chimneys

St George's Hill, Weybridge, Surrey



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Chimneys

Yaffle Road, St George's Hill,
Weybridge, Surrey, KT13 0QF

*A charming modern mansion house in the
Arts and Crafts style set within the prestigious
St Georges Hill private estate*

Charming modern mansion set within the prestigious
St George's Hill private estate

Built to a very high standard of specification

4 reception rooms

Kitchen/breakfast/family room

Study

Master bedroom suite with dressing room

4 further bedroom suites

Gym

Landscaped gardens with outdoor swimming pool







Description

This striking property has a high quality specification throughout and is extremely well presented with spacious and adaptable family accommodation.

The property is approached via a gated driveway leading to a circular forecourt providing ample parking. Additional parking is provided for in the double garage.

You enter into an impressive reception hall where all the principle reception rooms lead from. The elegant drawing room is a bright and tranquil space which opens up into the dining room and both rooms lead out to the rear garden. The bar also leads off the drawing room creating the ideal space to relax and unwind after a long day.

The true hub of this home is the open plan modern kitchen/breakfast/family room which is a fabulous space to entertain family and friends. Double doors lead out to the rear terrace and sliding doors lead from the family area out to side terrace, ideal for al fresco dining.

In addition there is a study fitted with bespoke furniture, a coat store leading to the guest cloakroom and a separate generous utility room.











Leading up to the first floor there is the impressive master bedroom suite with a sitting area and luxury en suite bathroom, a staircase leads up to the bespoke fitted dressing room and separate walk in wardrobe. There are four further bedroom suites on this floor, two of which share a sitting room.

The lower ground floor comprises the family/games room and gym along with a separate shower room. Sliding doors running the width of the family/games room open up to the swimming pool area.





Outside

Externally the gardens are meticulously landscaped with an extensive entertaining terrace which leads down to a lawned area which in turn leads down to the swimming pool area.

Location

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



IMPORTANT NOTICE

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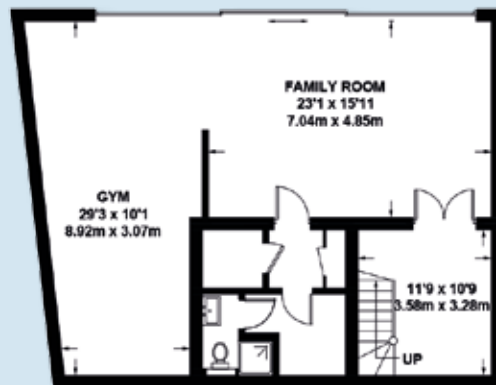
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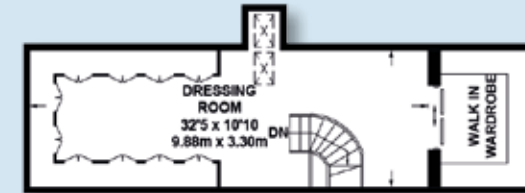
FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



SECOND FLOOR

Chimneys

Gross internal floor area (approx):
647.8 sq m / 6973 sq ft
(including garage/excluding void/eaves)
For Identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	63
England & Wales		
EU Directive 2002/91/EC		



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