

WAVERLEY

GRANVILLE ROAD • ST GEORGE'S HILL • WEYBRIDGE • SURREY



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WAVERLEY

GRANVILLE ROAD • ST GEORGE'S HILL
WEYBRIDGE • SURREY • KT13 0QJ

A truly magnificent home in excess of
16,000 sq. ft. set in secluded grounds of about
2.4 acres on St George's Hill.

Accommodation Summary:

Set in a secluded position
Ambassadorial proportions
Lateral living
Indoor and outdoor pools
Tennis court
Built by Octagon Homes

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WAVERLEY

Originally built by Octagon Homes and having been recently updated, this beautiful home offers magnificent, ambassadorial proportions featuring the highest quality of finishes. The elevated ceilings exude grandeur and the opulent interiors, designed by Hill House Interiors, have been crafted down to the smallest of details. Of particular feature is the exceptional entrance hall and galleried landing with a most wonderful chandelier being a real central focal point of the house. Another notable feature of the property is the beautiful kitchen/family area, with the skylight and doors leading onto the garden allowing natural light to flood in, providing a wonderfully light and bright space which is perfect for both formal and informal entertaining. Both the kitchen and prep kitchen are fitted with Gaggenau and Wolf appliances. The luxurious main reception room is another stunning feature offering 52ft of opulent interiors and the exquisite attention to detail really making Waverley a truly special home.

The indoor pool has also been designed with impeccable precision and seamless lines. The skylight and surrounding windows create a bright and luxurious indoor pool area. There is also a gym, steam room, sauna and two changing rooms.

The lateral living at Waverley affords a real flow between the ground floor and first floor and the elegant sweeping staircase links these effortlessly. There is also a lift with access to the ground floor, first floor and to the large storage room in the basement.

There are six exquisite bedroom suites, all of which are fantastic sizes. The main bedroom features two en suite bathrooms, two dressing areas, a seating area and stunning views over the landscaped gardens from the private balcony. The finest quality bathroom tiles and fittings really highlight the elegance and quality of this home.

Set on a 2.36 acre mainly flat plot, the stunning landscaped gardens offer the upmost privacy and are a most tranquil setting. There is also a tennis court and heated outdoor pool. Set away from the main house is secure garaging for four cars and ample parking is available on the sweeping driveway.

Over the garaging is a generous four bedroom staff annexe with its own private entrance. Subject to Planning & SGHRA Approval - There is further potential to extend another 3000 sq ft on the second floor creating two further suites and a games room.



















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



GRANVILLE ROAD, ST GEORGE'S HILL

Approximate Gross Internal Area

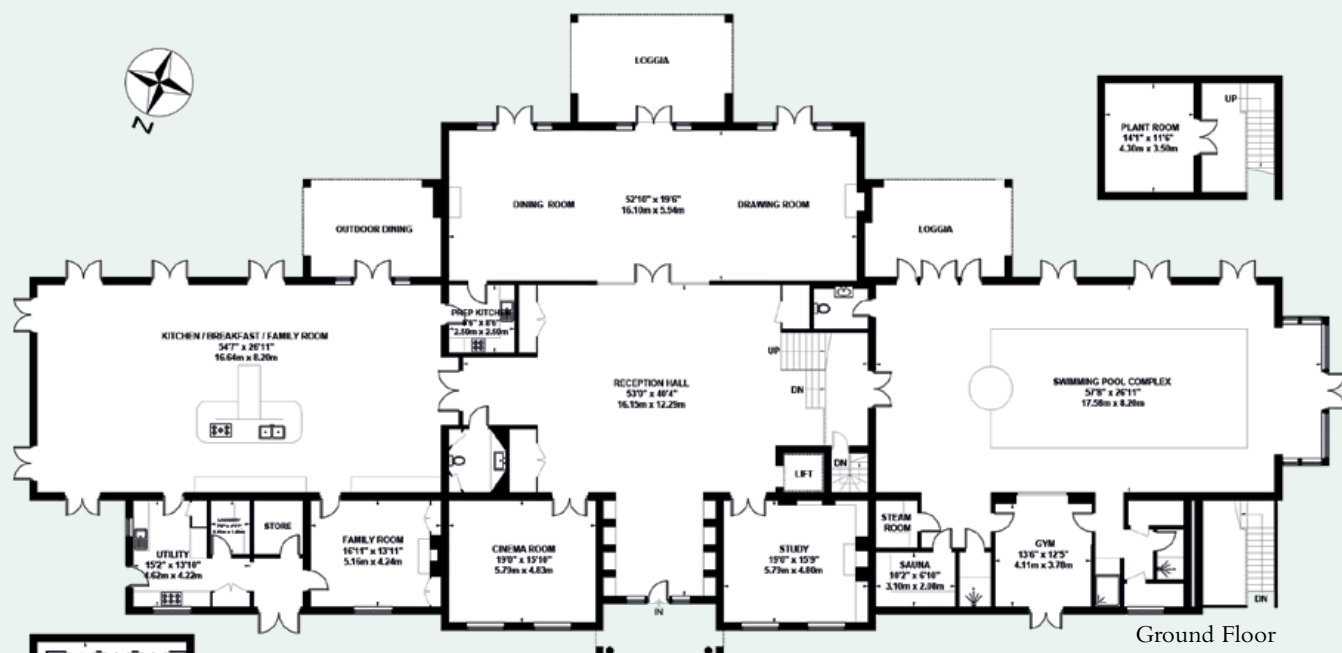
Main House: 1277.5 sq m / 13750 sq ft

Outdoor Dining: 26 sq m / 279 sq ft

Outbuilding: 183.5 sq m / 1975 sq ft

Total: 1487 sq m / 16004 sq ft

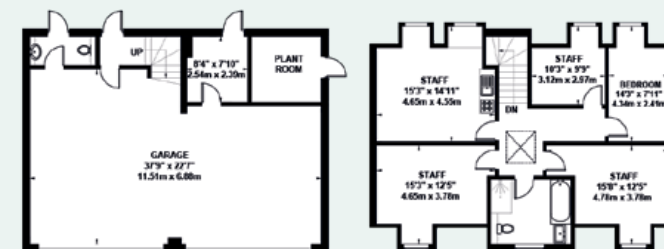
Not to scale. For identification purposes only.



Ground Floor

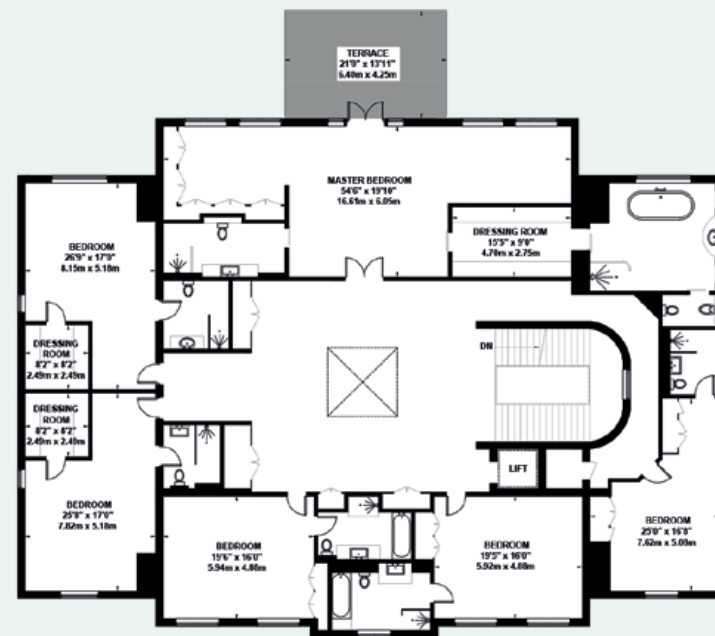


Basement



Ground Floor

First Floor



First Floor



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