



Central portion of historic Tarrant mansion

Breton Hill, Old Avenue, St George's Hill, Weybridge, Surrey KT13 0QE

Freehold



Dating back to 1914 • situated in an exclusive private estate • lovely period features • south west facing garden • roof terrace • stunning views

Local information

Located on one of the most elevated points of St George's Hill, Breton Hill enjoys fabulous views from all directions and is surrounded by tall mature trees contributing to its wonderful seclusion.

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 members 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, 2 indoor courts and 4 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.





About this property

History

The Tudor-style property, Thorn Hill, was divided into three houses in 1950, Breton Hill being the centre.

Interestingly, in 1931, the Earl of Dunmore, hero of the Boer War and World War One, sold Thorn Hill and it was then occupied by the German Embassy prior to WWII. It is believed to have been left fully furnished just before war was declared. Joachim von Ribbentrop, Foreign Minister of Germany between 1938 and 1945, was thought to be a frequent guest at the house.

Property

The property has been updated, however still maintains much of its original charm and character.

There is a handsome stone-faced pillar and brick entrance with the coat of arms of the Earl of Dunmore, stone mullions with lead framed windows. Other features include ornate cornicing in some reception rooms, solid oak doors, oak panelled walls and oak flooring.

The entrance hall leads through to the impressive reception hall with a broad oak staircase to the first floor and a galleried landing.

The panelled reception room retains the original features such as the wide open stone fireplace. Double doors lead through to the second reception room which has a large brick fireplace with oak panelled surround. Other features of this reception room include oak floorboards and a fabulous bay window with views to the garden.

From the second reception room,

double doors open up to the kitchen. Stairs lead down to the utility room, store and cellar.

From the galleried landing is the main bedroom suite with an en suite bathroom and dressing room. A beautiful bay window provides lovely views of the rear garden.

There are a further four bedrooms (three with en suite bathrooms), on the first floor. The fourth bedroom can also be ideal as a study.

On the second floor there is a generous games room, a bedroom, a bathroom and separate cloakroom as well as two useful store cupboards.

A small staircase leads up to a roof terrace with outstanding panoramic views.

The beautiful south/west facing secluded garden is bordered with mature trees and shrubs and mainly laid to lawn with a generous patio area for al fresco dining and entertaining. Wisteria grows up the rear elevation which looks particularly beautiful in the spring and summer months.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Viewing

Strictly by appointment with Savills









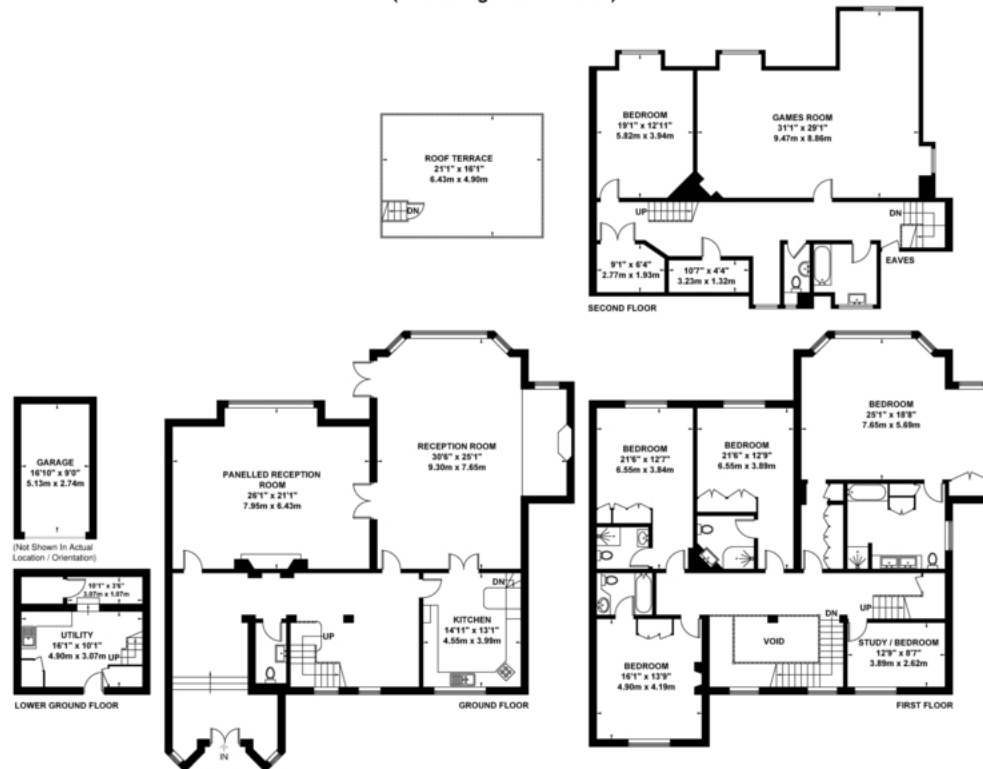
Old Avenue, St George's Hill, Weybridge

Approximate Gross Internal Area = 527.8 sq m / 5681 sq ft

Garage = 14.2 sq m / 152 sq ft

Total = 542 sq m / 5833 sq ft

(Excluding Roof Terrace)



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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) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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