



Fabulous home with an abundance of living space

Waldegrave House, Rodona Road, St George's Hill, Weybridge, Surrey KT13 ONP

Freehold





Secluded setting within St George's Hill • Beautiful marble sweeping staircase • Impressive principle bedroom suite • Indoor leisure complex • Triple 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 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.

- 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

Waldegrave House combines stylish grandeur with contemporary family living and incorporates the latest in modern technology including an air-conditioning and underfloor heating. This elegant family home offers an abundance of living space, six good sized bedrooms and a fantastic leisure complex which is just perfect for entertaining.

The ground floor offers versatile living space, which can easily be adapted to meet family needs. Upon entering you are greeted by the beautiful marble sweeping staircase and vaulted entrance hall. The formal dining room is set back from the entrance hall with views through to the garden, creating a real focal point of the home. The formal reception room has a beautiful working fireplace and there are full length double doors leading out to a private terrace. The handsome Clive Christian kitchen offers an abundance of storage and features two stunning chandeliers. Leading from the kitchen is the family room/garden room, which is currently used as an informal dining area. There are doors leading out to a covered patio area, which is perfect for entertaining. There is also a study, cinema room and garden room with a gorgeous skylight on this floor.

On the first floor there are four fantastic sized bedrooms, all fitted with built in storage and en suites. With particular note, the main bedroom features two en suites and the dressing room offers a plethora of cupboard space.

There are two further bedroom suites on the second floor, which could equally be used as a media/entertainment area.

The lower ground floor features a wonderful indoor pool, gym, steam and sauna. Leading from the pool room through bifold doors is a private lounge with doors leading out to a private courtyard with outdoor Jacuzzi and stairs up to the lawned garden. There is also a utility room, private kitchen and bathroom on this floor.

The manicured gardens are enclosed by mature trees and shrubs, creating the utmost privacy. Additionally, there is a triple garage, over which is a one bedroom annexe with its own private entrance.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Viewing

Strictly by appointment with Savills





Waldegrave House, KT13
Approximate Gross Internal Area = 1016 sq m / 10,936 sq ft
(Including Garage and Annex)
External Terrace and Courtyard = 128 sq m / 1378 sq ft
Total = 1144 sq m / 12,314 sq ft



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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