



Stunning home in the prestigious St George's Hill estate

Garthcliff, South Ridge, St George's Hill, Weybridge, Surrey KT13 0NF

Freehold

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Set in the Exclusive St George's Hill estate • modern family home • accommodation over three floors
• garage and driveway • large private garden with views of golf course

Local information

St George's Hill is internationally renowned as one of the most sought-after private estates in England.

Access on to the private, gated estate is controlled 24/7 by the estate's security personnel. St George's Hill is set in some 900 acres and features a private championship 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.

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.

Transport links are excellent in this area. Weybridge mainline station has a regular service to London Waterloo in 28 minutes and the M25 (Junc. 10) is 3 miles away giving access to the motorway network. Central London is 21 miles and accessed via the A3 (2.5 miles) and Heathrow airport (13 miles) and Gatwick airport (21 miles) are in easy reach. All distances and travel times are approximate.

About this property

This delightful home has been completely modernised throughout and offers spacious

accommodation for family living.

The front door opens into entrance hall with wood flooring flowing through into large L shaped drawing/dining room. Off the dining room is a brand new kitchen with breakfast area with exposed red brick walls and doors opening out onto the private terrace and gardens. Also on the ground floor is a bedroom/annex with en-suite, separate utility room, internal access to garage, a study and cloakroom.

The first floor comprises main bedroom with en-suite, three further guest suites, one further bedroom and family bathroom. The second floor comprises of sixth bedroom and bonus room.

Externally there is a large private garden with views over St George's Hill Golf Course. There is a garage and large driveway.

Please note - the photography and floorplan used in the marketing of this property are over six months old.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

EPC rating = E

Viewing

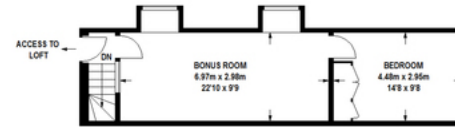
Strictly by appointment with Savills



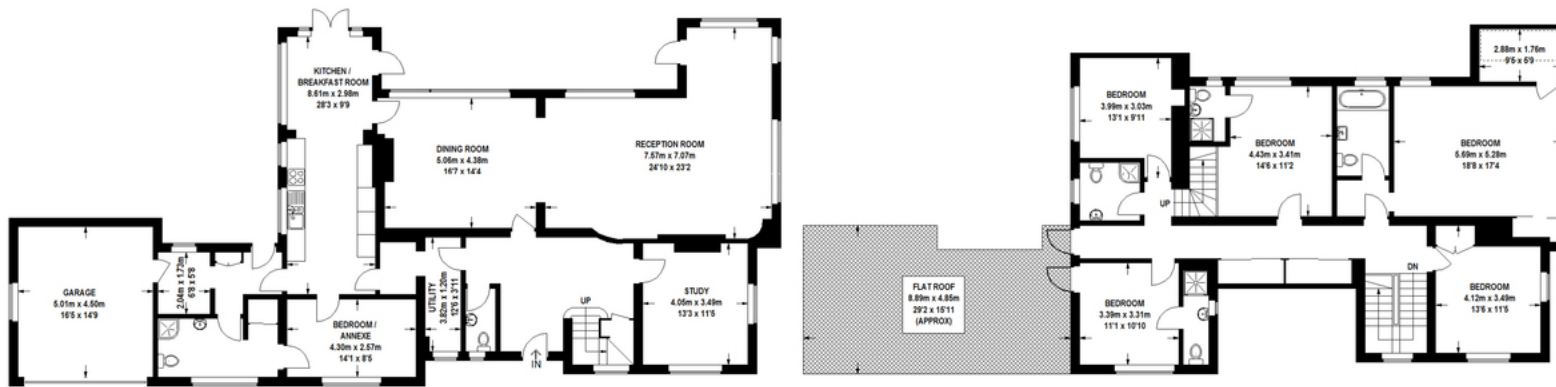


South Ridge

Approximate Gross Internal Area
(Including Garage / Reduced Headroom)
370.5 sq m / 3988 sq ft



Second Floor



Ground Floor

First Floor

Reduced headroom below 1.5 m / 5'0

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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 purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 5" 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			
(55-68) D			
(39-54) E		51	69
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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