

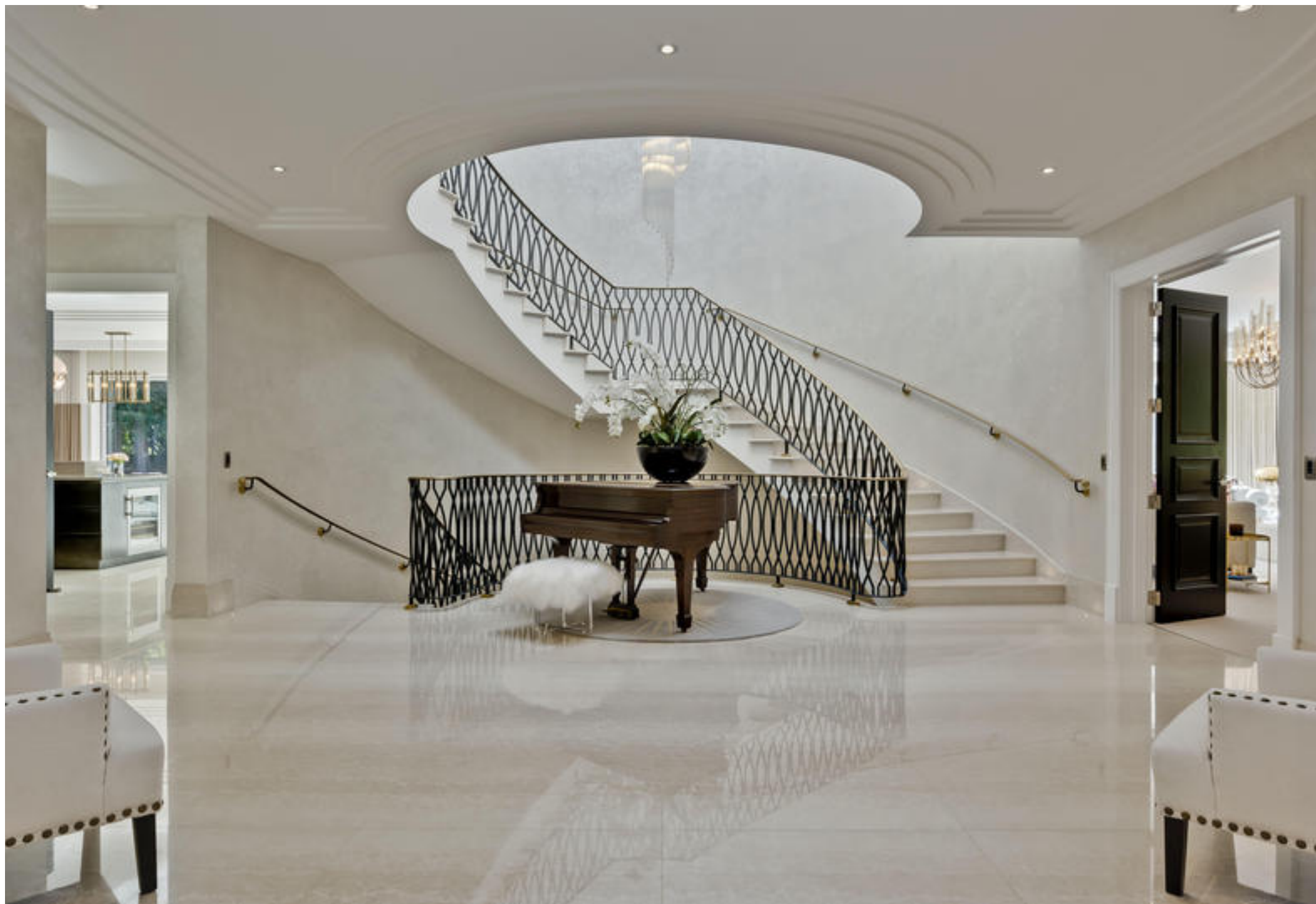


# A palatial residence with impeccable interiors

Lane End, Old Avenue, St George's Hill, Weybridge, Surrey KT13 0QD

Freehold







Beautifully crafted interiors • Stunning galleried entrance hall • Superb leisure complex • Private staff accommodation • Flat landscaped gardens of about 1.1 acres

#### 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.



### About this property

This beautiful family home which is set in the heart of St George's Hill has been recently updated and offers simply stunning interiors with the highest quality of finishes.

The marble lined oval reception hall flows through to the principal reception rooms and study. The elegant double aspect drawing room has a beautiful Limestone fireplace providing the focal point and access out to the rear garden. The formal dining room is well proportioned and has two sets of large sash windows overlooking the front garden.

To the rear is the generous kitchen/breakfast/family room fitted with a bespoke Italian kitchen, sociable central island and large sliding doors giving access to the rear garden, making this a fabulous place to entertain your friends and family.

This opens up into the family area which has beautiful views over the garden and beyond. There is an octagonal orangery, that leads off the kitchen, with a glazed dome flooding the room with natural light.

In addition there is a secondary serving kitchen, utility room, boot room and guest cloakroom situated on this floor.

The marble lined staircase sweeps up to the first floor. Double doors open up to the main bedroom suite with a sitting area, dual dressing rooms and dual luxury en suite bathrooms. There is a Juliette balcony with views over the rear garden.

There are four further bedroom suites on this floor.

The lower ground floor is a spectacular space including a games room and bar, cinema, wine store, indoor pool complex with steam room and separate gym and staff accommodation with a separate entrance.

Externally the landscaped gardens, which surround the house offer a high degree of privacy. Level lawns are bordered by numerous mature shrubs. There is a private terrace designed for large scale entertaining and a lower terrace outside the pool area. The gardens face south, so enjoy a sunny aspect. To ensure that the lawns remain lush and green there is an automatic irrigation system.

### Tenure

Freehold

### Local Authority

Elmbridge Borough Council

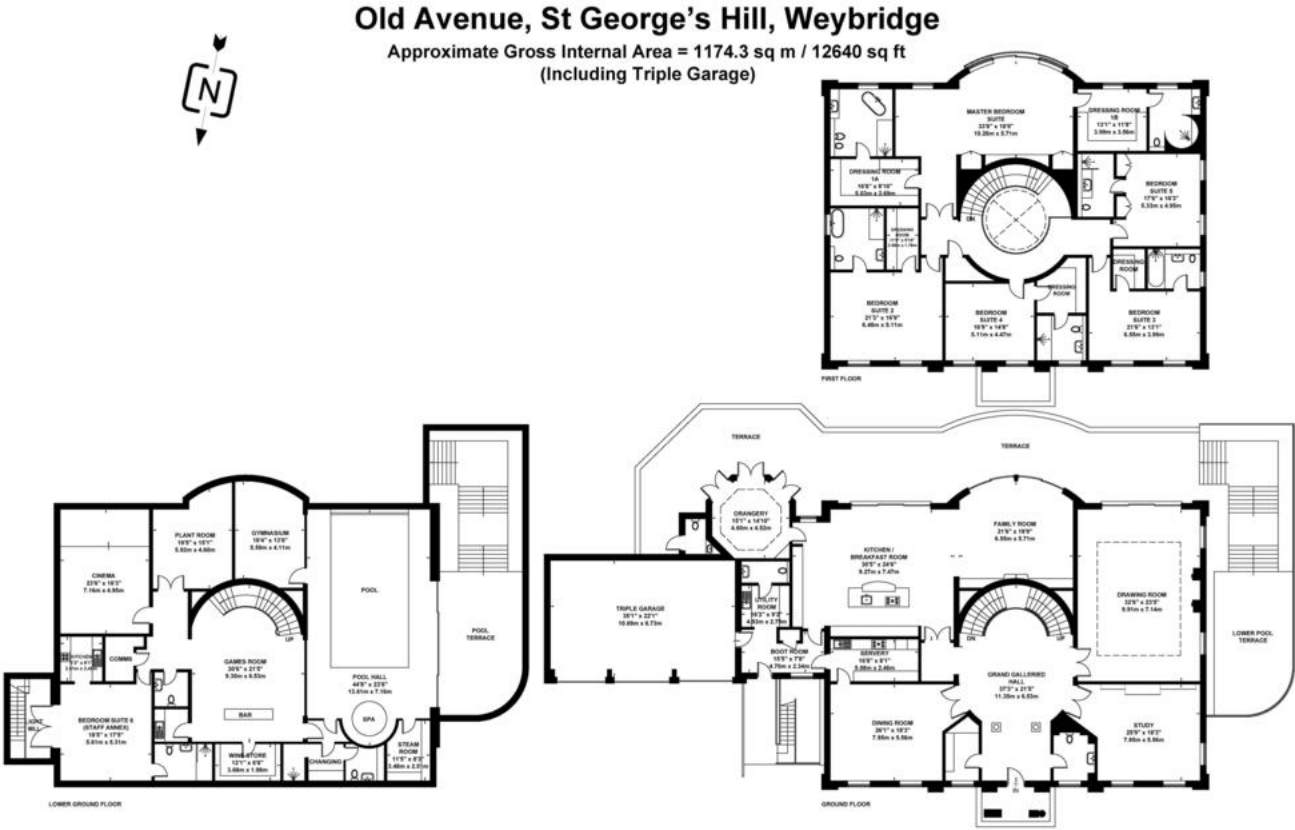
### Viewing

Strictly by appointment with Savills









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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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