



Spacious home set in a secluded and leafy position

Connaught, Four Winds Park, Old Avenue, St George's Hill, Weybridge, Surrey KT13 0QB

Freehold





Tucked away within the prestigious St George's Hill • Bonus room/games room/staff accommodation • Indoor pool with Jacuzzi and sauna • Beautiful gardens and a private hidden garden • 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

Tucked away in a secluded position with the heart of St George's Hill, this unique family home offers adaptable accommodation and benefits from flexible living areas and stunning gardens.

The sweeping driveway leads you to the symmetrical façade of this pretty Neo-Georgian family home with a feature circular planter displaying green shrubs and colourful flowers. There is also a triple garage.

The ground floor offers flexible living accommodation including a formal living room and dining room, study, kitchen and snug/TV room. Off the TV room/snug is a utility room which leads through to the indoor pool featuring a sauna, Jacuzzi and shower room.

The first floor is approached by a wide staircase leading to spacious landing and offers five good sized bedrooms (four with en suites) and a family bathroom.

The second floor is a large area and has enormous flexibility to be used as a bonus room/games room/staff accommodation. It is fitted with a large bathroom and has an abundance of eaves storage.

The beautiful landscaped gardens wrap around the property with feature a pretty pond and mature shrubs and trees. There is a private path which extends to the rear neighbouring property and leads to private hidden garden.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

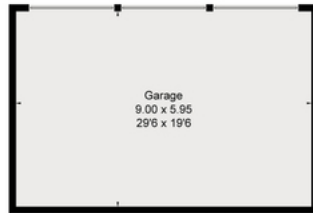
Viewing

Strictly by appointment with Savills



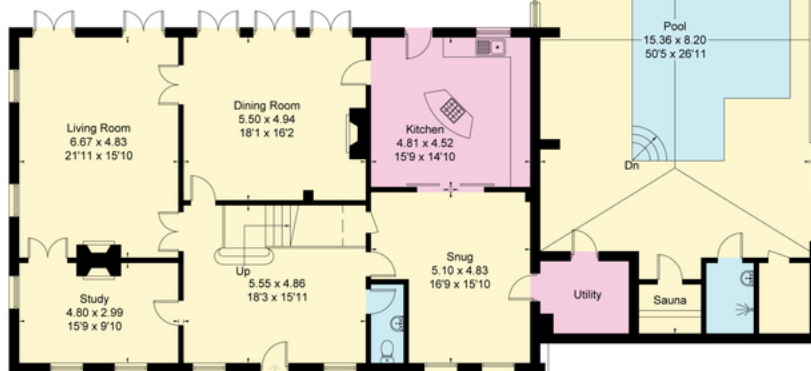


Approximate Area = 498.4 sq m / 5,365 sq ft (Excluding Eaves)
Garage = 53.6 sq m / 577 sq ft
Loft Storage = 95.2 sq m / 1025 sq ft
Total = 647.2 sq m / 6967 sq ft
Including Limited Use Area (11.3 sq m / 122 sq ft)

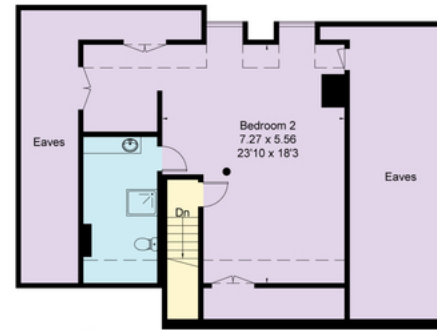


(Not Shown In Actual Location / Orientation)

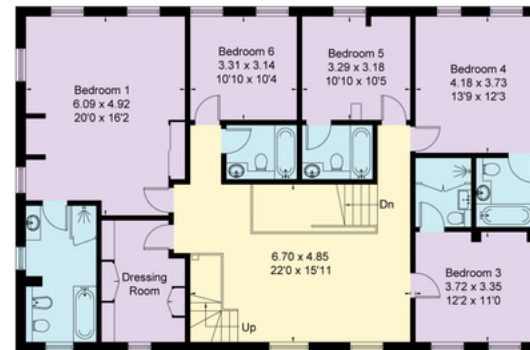
Reduced head height below 1.5m



Ground Floor



Second Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(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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