

SADDLE STONES

ST. GEORGE'S HILL • WEYBRIDGE • SURREY







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OLD AVENUE, ST. GEORGE'S HILL,
WEYBRIDGE, SURREY, KT13 0PZ

Situated within one of England's most sought after private estates, Saddle Stones is a stunning new residence in an idyllic and unique setting of over 1 acre, enjoying west backing landscaped grounds with beautiful far reaching views.

Built to an exacting specification, the spacious and lavish accommodation features an impressive kitchen/breakfast room, 6 bedroom suites, cinema room, staff accommodation, lift access to all 3 floors and an integral triple garage with car turntable.

A particular feature of the house are the beautifully landscaped grounds, with an outdoor swimming pool and feature fountains, and spectacular views which can be enjoyed from the full width terrace off the Master bedroom suite.

Saddle Stones is located on Old Avenue, arguably St. George's Hills most enviable address. This private gated estate is controlled during the day by the estate's security personnel and access is restricted at all times.

*Weybridge 2.5 miles, Heathrow Airport 10 miles, Gatwick Airport 29 miles, M25 (J10) 4 miles,
Central London 24 miles.
(Distances approximate).*



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.



St. George's Hill Tennis Club



ST. GEORGE'S HILL

St. George's Hill, Weybridge is internationally renowned as one of the most sought after private estates in England. It is set in some 900 acres and features a championship standard 18 hole golf course, a 9 hole course and a separate tennis and squash club – an ideal location for families looking for quality and privacy.

The tennis club is set within its own beautiful and natural environment and provides a complete range of facilities. Fifteen superb grass courts and 15 all weather hard courts, plus 2 indoor courts and 4 squash courts make it one of the foremost racquet sports clubs in the country.

Adjoining the tennis club is a leisure centre which has a 20 x 4m lane swimming pool, gymnasium, studio and treatment rooms, all fully supervised and offering a wide range of fitness and therapy programmes. There are also indoor crèche facilities so that families with young children are ensured peace of mind whilst playing or relaxing.

Situated on delightful stretches of both the River Wey and River Thames, the town of Weybridge has a long established reputation for being one of Surrey's most desirable locations with its shopping facilities, restaurants and boutiques.

The local schooling is excellent with the estate being ideally placed for St. George's College, Feltonfleet School and the renowned ACS Cobham International School.

Communications and transport are also excellent. London Waterloo can be reached in less than 30 minutes via Weybridge train station whilst Heathrow Airport is less than 12 miles.

SCHOOLS

- St. George's College
- Feltonfleet School
- Danes Hill School
- ACS Cobham International School

LEISURE

- St. George's Hill Lawn Tennis Club
- David Lloyd Centre
- Burhill Golf Club

TRAVEL

- London Waterloo: train service approximately 26 minutes
- M25 (J10): 4 miles
- Central London: 24 miles
- Heathrow Airport: 10 miles
- Gatwick Airport: 29 miles



St. George's Hill Golf Club

View from rear









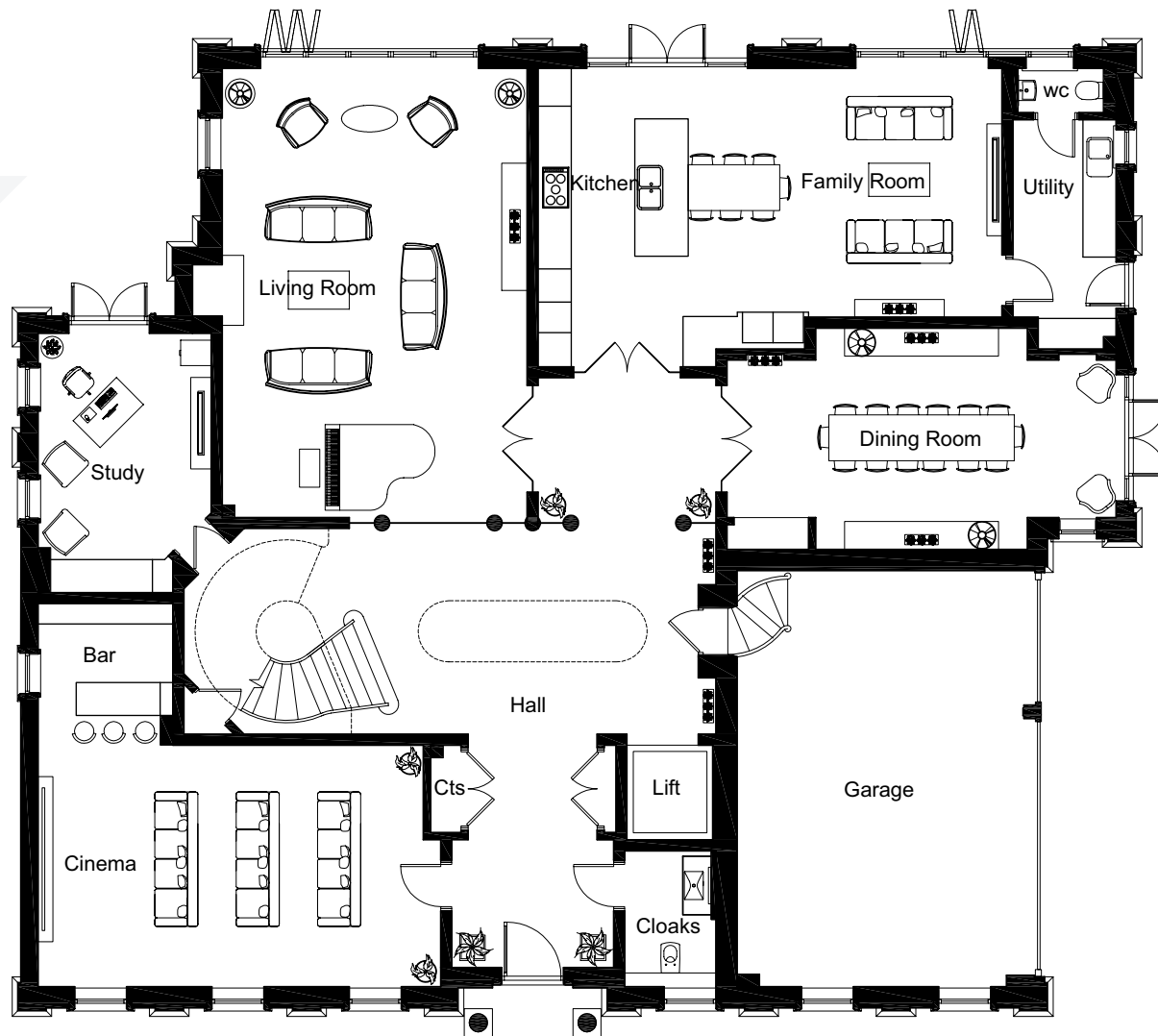








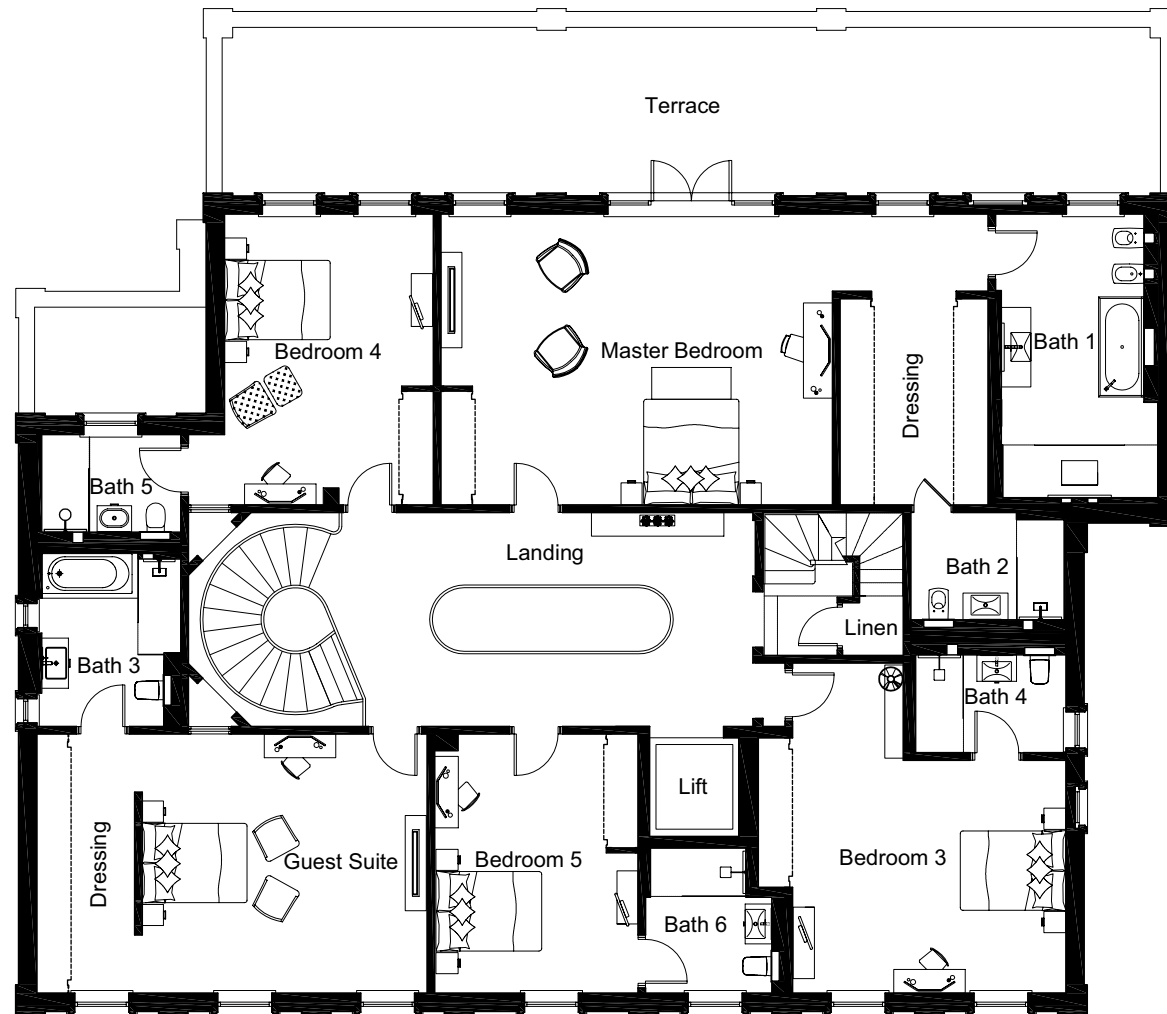




GROUND FLOOR

Living Room	8.84m x 5.97m	29'0" x 19'7"
Dining Room	7.62m x 4.32m	25'0" x 14'2"
Kitchen/Family Room	9.09m x 5.84m	29'10" x 19'2"
Study	5.08m x 3.38m	16'8" x 11'1"
Cinema	7.92m x 4.72m	26'0" x 15'6"

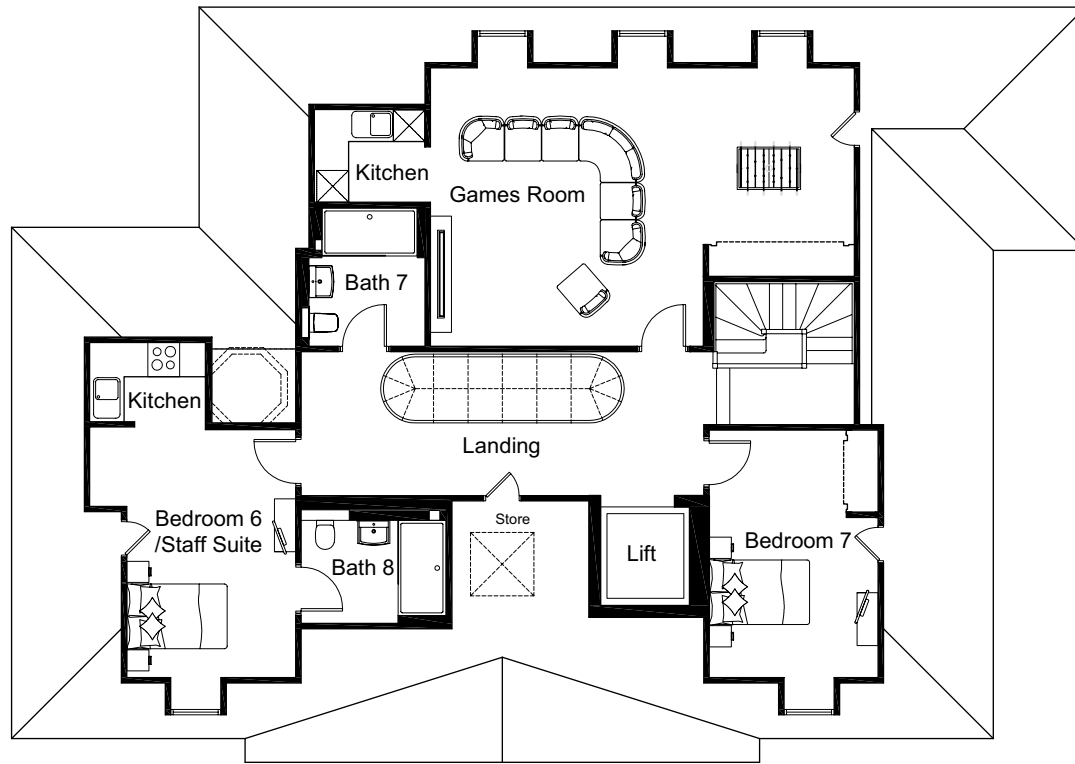




FIRST FLOOR

Master Bedroom	7.36m x 5.49m	24'2" x 18'0"
Master Dressing Room	3.89m x 2.77m	12'9" x 9'1"
Guest Suite/Dressing	7.34m x 4.88m	24'1" x 16'0"
Bedroom 3	6.22m x 5.13m	20'5" x 16'10"
Bedroom 4	5.49m x 3.96m	18'0" x 13'0"
Bedroom 5	4.88m x 3.81m	16'0" x 12'6"

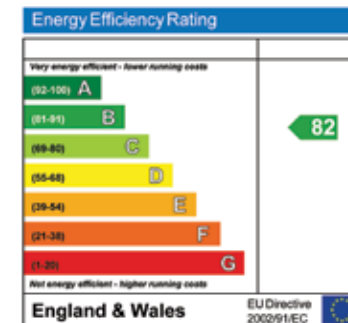
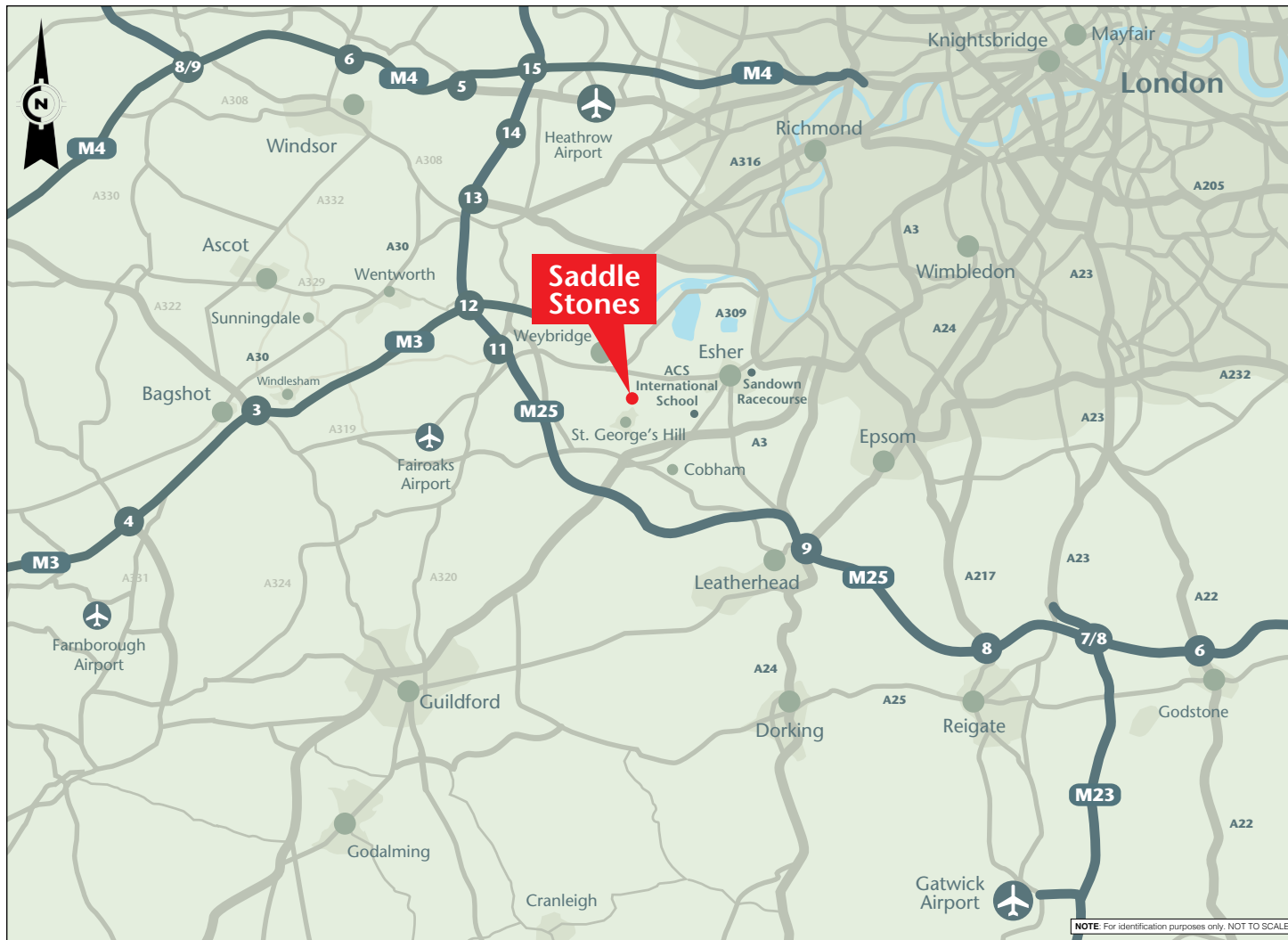




SECOND FLOOR

Games Room	7.97m x 5.23m	26'2" x 17'2"
Bedroom 6/Staff Suite	4.72m x 3.17m	15'6" x 10'5"
Bedroom 7	4.65m x 3.17m	15'3" x 10'5"





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DIRECTIONS (KT13 0PZ)

From the A3 Painshill Junction (also Junction 10 M25) follow the A245 Portsmouth Road, signed posted Woking and Byfleet. Follow the dual carriageway to the first set of traffic lights and turn right into the Seven Hills Road B365. Stay on this road, going straight across the first roundabout and at the next junction bear left into Queens Road A317 sign posted Weybridge. Take the third turning on the left into Old Avenue. Follow the road up to the manned security gates of St. George's Hill.

If using sat nav please use the following postcode - KT13 OPS, which will bring you to the security gates on Old Avenue.

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The seller (s) has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice. Particulars, photographs and plans dated: August 2014.





