

FOXWOOD

ST GEORGE'S HILL • SURREY



MOUNTWOOD



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IDEALLY LOCATED

Weybridge - **1 Mile**
M25 (J9/10) - **6 Miles**
Heathrow Airport - **13 Miles**
Central London - **17 Miles**
(Distances approximate)

ACCOMMODATION AND AMENITIES

Ground floor

Grand reception hall • Drawing room • Study • Dining room • Kitchen/breakfast room/orangery • Day room/bar • Family room • Large terrace • Utility room

Lower ground floor

Superb indoor leisure complex with swimming pool, jacuzzi, sauna, steam room and changing room • Cinema & media room • Wine cellar • Gymnasium • Staff accommodation • Extensive garage for 6 cars

First floor

Master bedroom suite with dressing room, luxury bathroom and private balcony • 4 further bedroom suites • Galleried landing

Outside

Superb south-west facing landscape gardens and grounds • About 1 acre

Total square footage: 12,174 sq. ft.

*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.*

SITUATION

Foxwood is situated centrally within St George's Hill, providing a quiet location with its South-West facing gardens, not overlooked and backing woodlands. At one time a Bronze Age hill fort, known as Caesars Camp, stood on the summit of what is now known as St George's Hill. In 1911, the master builder W G Tarrant acquired 964 acres and created an estate of "large country retreats for the wealthy gentlemen of London". St George's Hill now enjoys a reputation as one of the most exclusive private residential estates outside London.



St. George's Hill provides security and privacy whilst also offering an ideal location for commuting. The A3 is only a short drive giving access to London and the M25.



Heathrow Airport / Gatwick Airport.



There are a number of excellent private schools in the area including The ACS Cobham International School, Feltonfleet and St. George's Hill College in Weybridge.



The nearby towns of Weybridge, Esher and Cobham provide an excellent range of shopping, restaurants and recreation facilities.

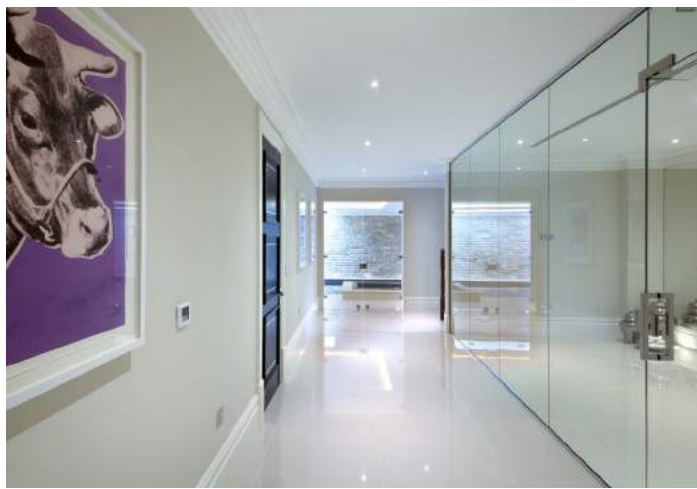
DESCRIPTION

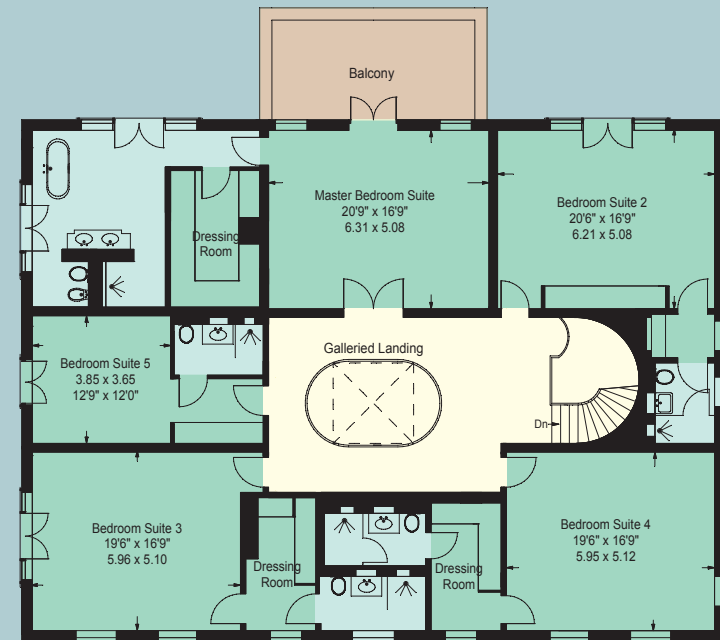
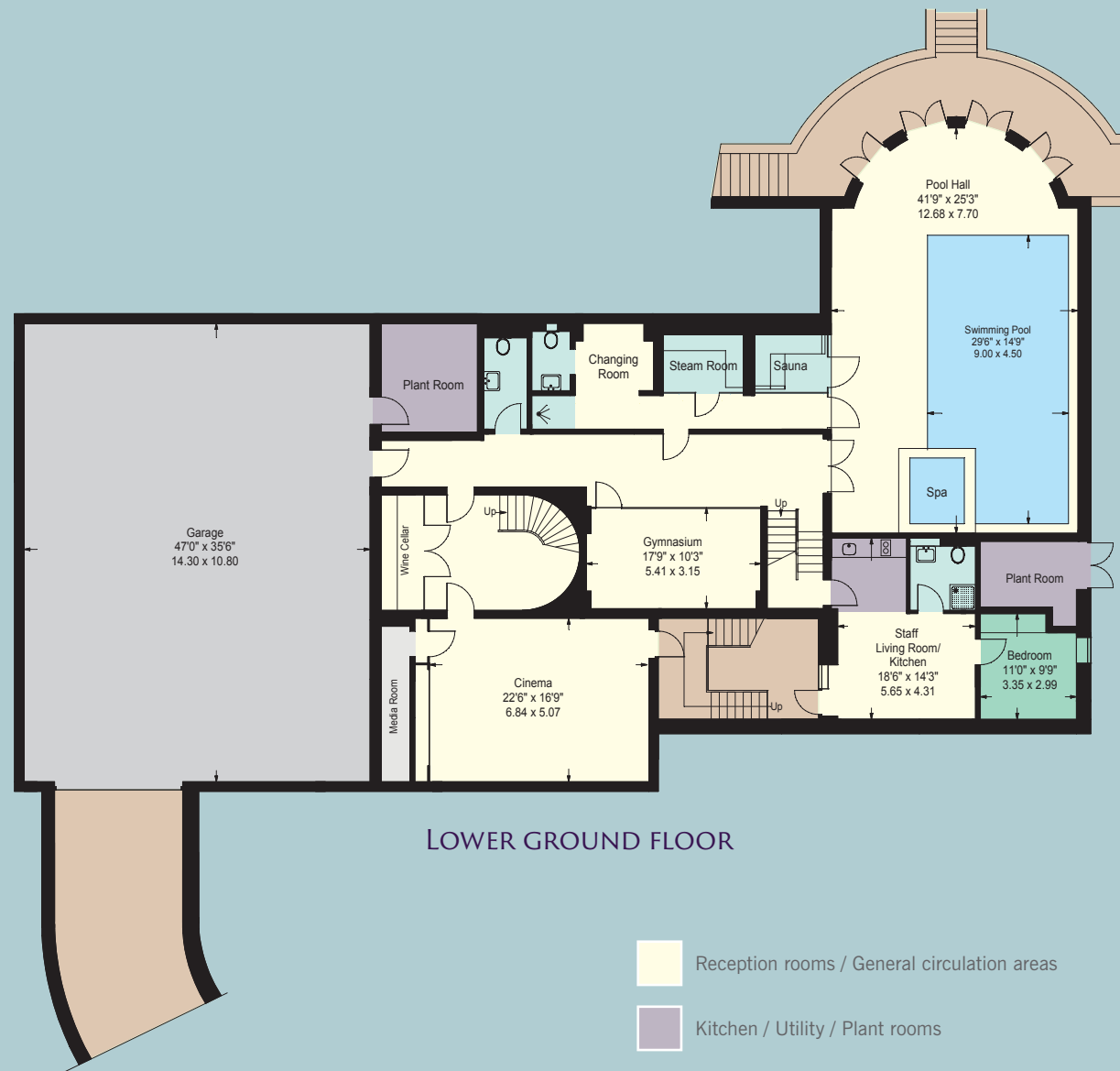
A wonderful house with an emphasis on light, tranquillity and security.

Centrally located on this private estate, a truly individual house with excellent entertainment and leisure facilities, also having great emphasis on the external design, with additional features including whole house air conditioning/MHVR and six car garage with underfloor heating and heated ramp.





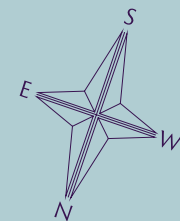




- | | | | |
|---|--------------------------|-----------|----------------------|
| Reception rooms / General circulation areas | Outside space | Bathrooms | Swimming pool & spas |
| Kitchen / Utility / Plant rooms | Bedroom / dressing rooms | Storage | |

Approximate Gross Internal Floor Area - House: 1,131sq.m. or 12,174sq.ft. (Inc Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





SPECIFICATION

- Foxwood is a magnificent, newly built, family home which pays particular attention to architectural detailing and finish.
- The house has been carefully designed and constructed by Mountwood. From bespoke cabinetry to carefully laid out and thought through entertainment rooms.
- It's a magnificent home that boasts 12174 sq ft and has all the ingredients, not just for family living, but for entertaining, family events and spa facilities including indoor pool, steam room and sauna. There is also a gym, wine room, cinema, and extensive garaging and parking.
- In brief the ground floor accommodation includes a grand galleried entrance hall, drawing room, dining room, study, family room, kitchen/breakfast room, orangery, entertaining room leading onto the entertaining terrace, utility room and cloakroom.
- The first floor has 5 bedroom suites, with a master having a terrace overlooking the south west facing gardens. There is an impressive galleried landing. The lower ground floor has an indoor swimming pool, having natural light, not just from above but also from the French doors that lead out to the gardens, sauna, steam, gym, changing facilities, wine room and cinema room together with cloakroom, extensive garaging and there is a link to a staff flat which also has a separate entrance to the outside, allowing it to be either integral to the home or kept separate depending on the owners requirements.
- The architectural detailing throughout the build has been carefully thought through and is the trademark of Mountwood. The interaction of the garden, entertainment terracing and access from the spa to the gardens is a key part of the design.



Important Notice: Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. All room dimensions are subject to change. Kitchen layouts are indicative only. Please consult the Sales Advisor for room dimensions and kitchen layouts. From time to time it is necessary for us to make architectural changes therefore prospective buyers should check the latest plans with our sales representative. Due to our policy of continual improvement we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained within this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract.

LOCAL AUTHORITY

Elmbridge Borough Council.
Tel: +44 (0) 1372 474 474.

SERVICES

The owners have informed us that there is mains water, electricity, drainage and gas.

FIXTURES AND FITTINGS

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars are excluded from the sale, but certain items may be available by separate negotiation.

DIRECTIONS

From London take the A3 to the Cobham exit, and follow Byfleet Road (A245). Turn right at the traffic lights into Seven Hills Road. Proceed for approximately 2 miles and turn left at the second roundabout into Queen's Road. Take the third turning on the left into Old Avenue, follow Old Avenue to the security gates where you will be met by one of our agents. The postcode for the security gate is KT13 0LB.

VIEWINGS

Viewing is strictly by appointment with the vendor's agents.

EPC

EPC available upon request.



MOUNTWOOD

www.mountwoodhomes.co.uk

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