



MONTAGUE HOUSE

ST GEORGE'S HILL | SURREY



MOUNTWOOD

‘With tranquillity and privacy in mind.’



MONTAGUE HOUSE

ST GEORGE'S HILL | SURREY

A palatial six bedroom mansion providing 14,000 ft² of family, leisure and entertainment space. Set in approximately 1.1 acres of landscaped gardens and grounds.

ACCOMMODATION AND AMENITIES

Lower Ground Floor

Superb indoor leisure complex with swimming pool, spa, sauna, steam room and changing room | Cinema and media room
Grand entertaining room with bar and relax lounge | Wine room | Laundry / utility room | Prep kitchen | Staff accommodation.

Ground Floor

Grand entrance hall | Drawing room | Study | Dining room | Kitchen/family/breakfast room | TV / day room
Large terrace | Large garage for 3 cars.

First Floor

Master bedroom suite with sumptuous dressing room, luxury bathroom and private terrace | 5 further bedroom suites
Galleried landing.

Outside

Superb landscaped gardens and grounds | About 1.1 acres.

Total: 14,000 sq ft (1,300 sq m) GIA.

LOCATION

In 1911 Master Builder Walter George Tarrant, a man of vision and enterprise, acquired 964 acres of pine woodland and rhododendrons to create a residential estate of large country retreats for the 'rich and privileged' of London to enjoy the peace and quiet in surroundings of natural beauty.

Today there are in excess of 400 luxury homes within St George's Hill, both old and new, centred around an internationally renowned private members golf course designed by H.S. Colt.

Today the Estate further benefits from a notable lawn tennis club boasting 32 courts, including 4 indoor squash courts as well as an indoor pool, restaurant and bar facilities. Indeed, all that you would expect from a quintessentially English tennis club, a perfect meeting place for residents and members alike.

Today there is a very effective Residents' Association in place to uphold the vision of Tarrant to maintain the Estate as one of the world's privileged and recognised private residential areas in the United Kingdom.

St George's Hill provides gated security and privacy for residents controlled by uniformed security personnel and number plate recognition, with other access and exit routes to the Estate being controlled by automated security tag barriers.

Nestled in the heart of this distinguished and internationally renowned private estate, this imposing architectural masterpiece is situated on an unrivalled plateau position, enjoying stunning views over the golf course.



The A3 is only a short drive giving access to London and the M25.



Heathrow Airport - 10 miles
Gatwick Airport - 29 miles



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



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



MONTAGUE HOUSE

Montague House represents one of the finest quality properties currently available within the internationally renowned private estate of St George's Hill. This luxurious mansion has been painstakingly created to an unbelievably high standard throughout, incorporating an imaginative and highly innovative specification with unique details. The accommodation is arranged over three floors extending to approximately 14,000 sq ft (1,300 sq m) in grounds of about 1.1 acres with views to the golf course.

With tranquility and privacy in mind, this secluded grand mansion is quietly located in this idyllic location with views across to the golf course. The large forecourt and gardens to the front of the house offer privacy and seclusion with plenty of parking for friends and visitors. Double entrance gates open to give an imposing vista looking down to the house to give a wonderful first impression.

A house of architectural grandeur, with 3.5m ceiling heights, plus elegance and opulence throughout, and the highest levels of craftsmanship, this individually designed property is of a traditional red brick design with contrasting brick and stone exterior with some unique features sitting in its own landscaped grounds.

















LOWER GROUND FLOOR

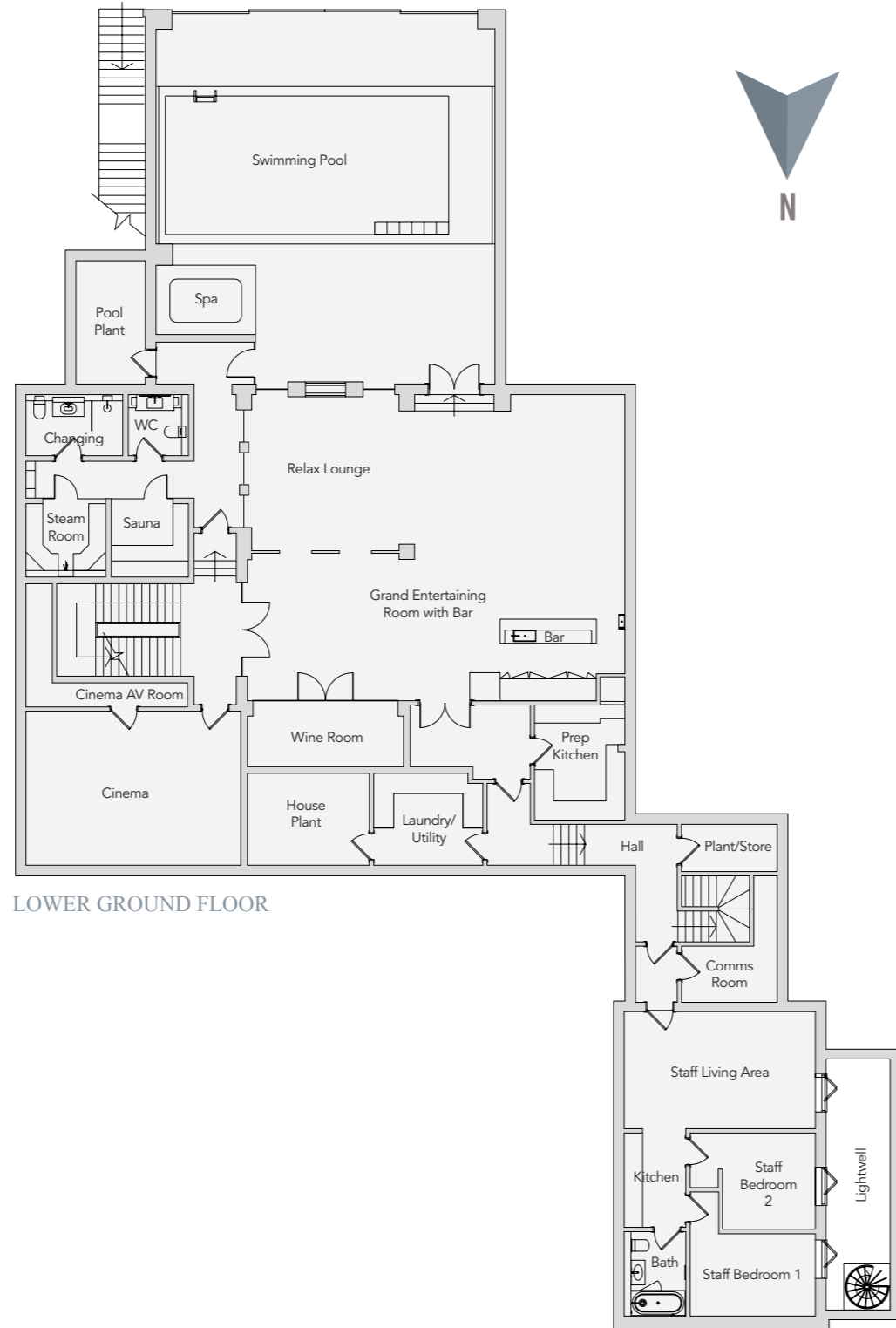
Pool Hall	11.71m x 10.93m	38'5" x 35'10"
Relax Lounge	4.86m x 4.79m	15'11" x 15'8"
Grand Entertaining Room with Bar	9.92m x 6.83m	32'6" x 22'4"
Wine Room	5.07m x 1.89m	16'7" x 6'2"
Cinema	6.97m x 5.00m	22'10" x 16'4"
Prep Kitchen	3.74m x 2.93m	12'3" x 9'7"
Laundry / Utility	3.54m x 2.98m	11'7" x 9'9"
House Plant	3.96m x 2.98m	12'11" x 9'9"
Staff Living Area	6.20m x 3.79m	20'4" x 12'5"
Staff Bedroom 1	4.06m x 2.74m	13'3" x 8'11"
Staff Bedroom 2	4.06m x 3.01m	13'3" x 9'10"

GROUND FLOOR

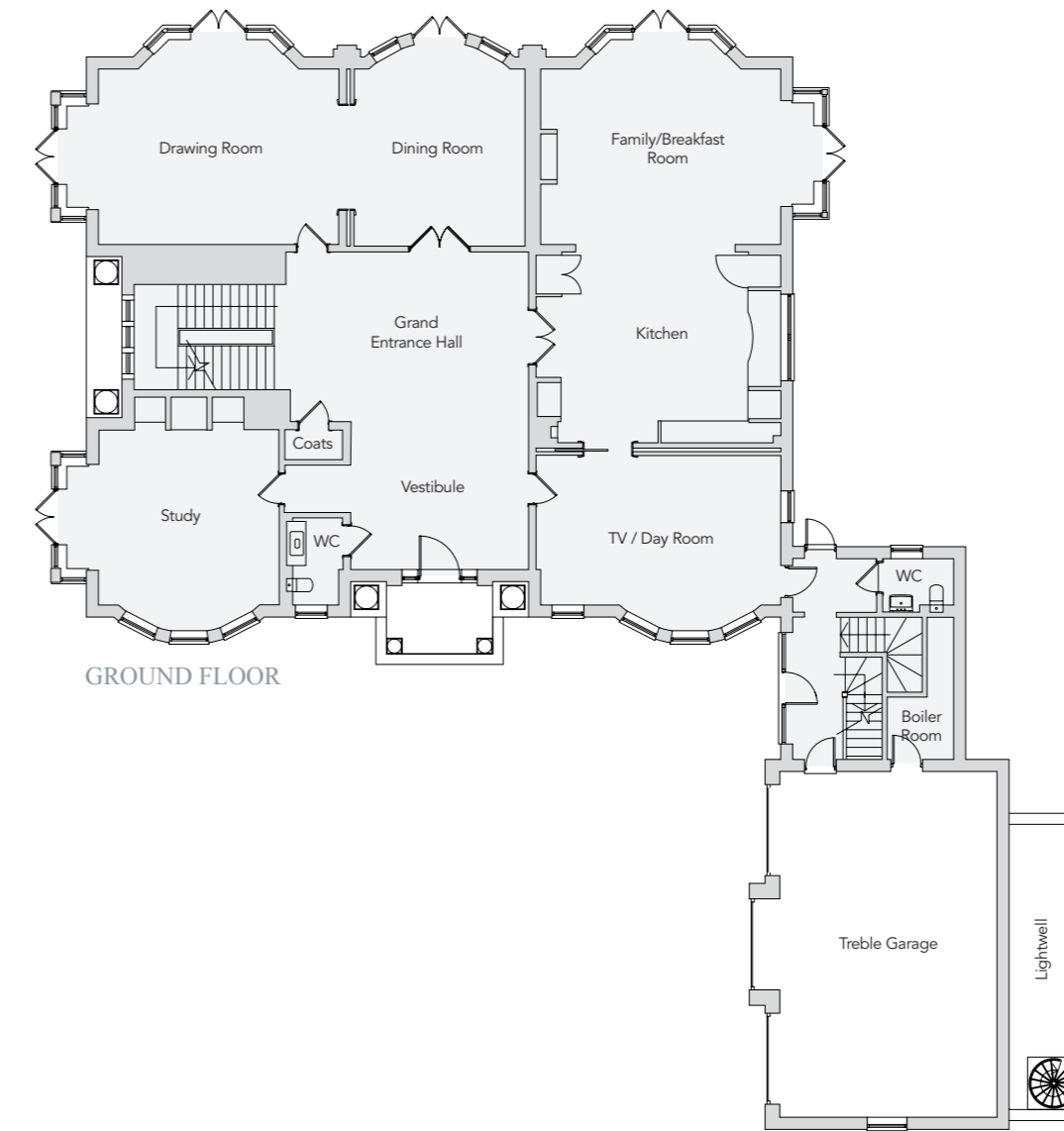
Vestibule	5.07m x 4.20m	16'7" x 13'9"
Grand Entrance Hall	6.80m x 4.84m	22'3" x 15'10"
Kitchen/Family/Breakfast Room	11.52m x 7.85m	37'9" x 25'9"
Dining Room	5.85m x 5.12m	19'2" x 16'9"
Drawing Room	7.87m x 5.86m	25'9" x 19'2"
Study	6.18m x 5.77m	20'3" x 18'11"
TV / Day Room	6.97m x 5.05m	22'10" x 16'6"
Treble Garage	9.87m x 6.12m	32'4" x 20'0"

FIRST FLOOR

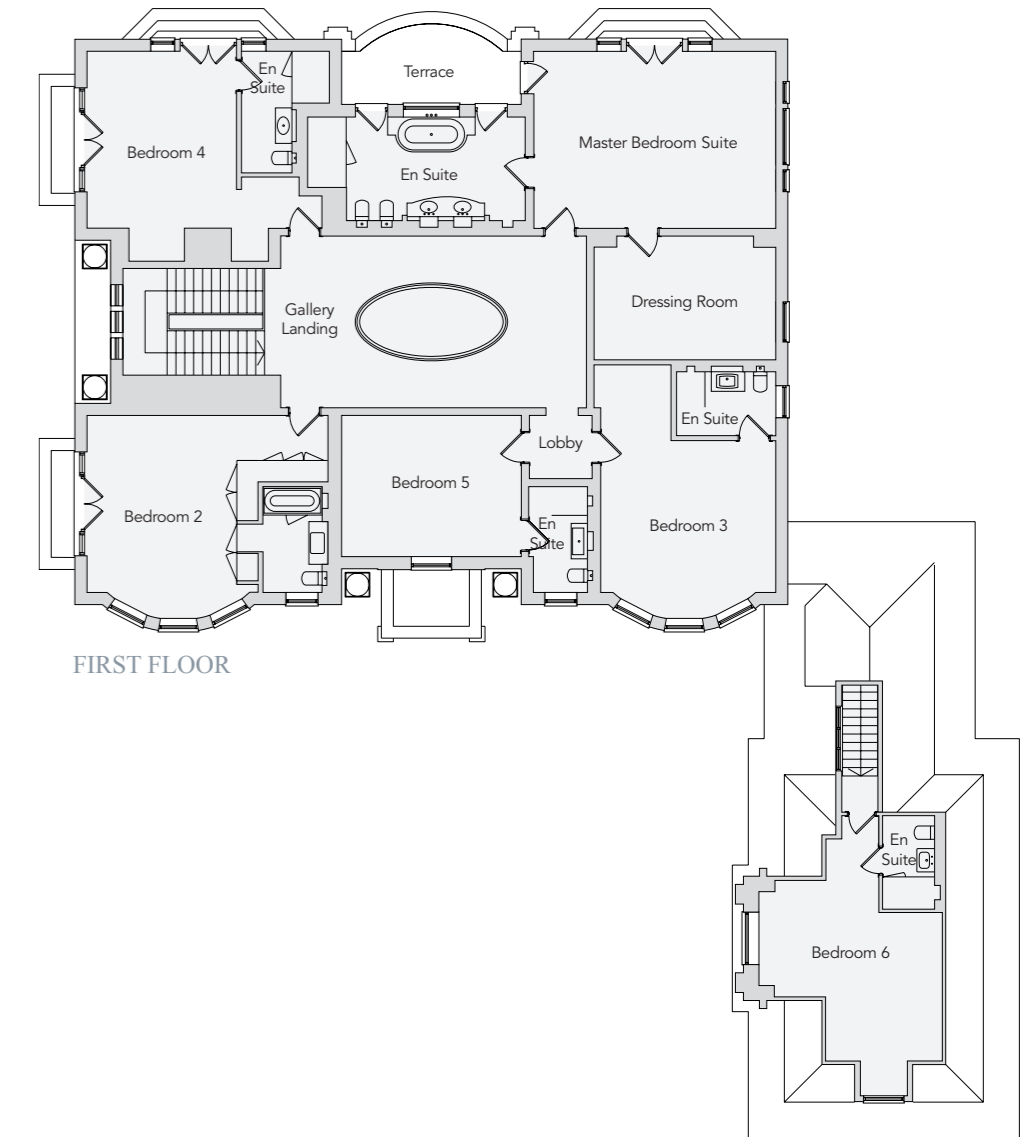
Gallery Landing	8.64m x 4.84m	28'4" x 15'10"
Master Bedroom Suite	6.84m x 5.00m	22'5" x 16'4"
Master Dressing Room	5.12m x 3.49m	16'9" x 11'5"
Master En Suite	6.07m x 3.15m	19'11" x 10'4"
Bedroom 2	5.77m x 4.82m	18'11" x 15'9"
Bedroom 3	5.01m x 4.95m	16'5" x 16'2"
Bedroom 4	5.00m x 4.26m	16'4" x 13'11"
Bedroom 5	5.07m x 3.98m	16'7" x 13'0"
Bedroom 6	7.84m x 5.07m	25'8" x 16'7"



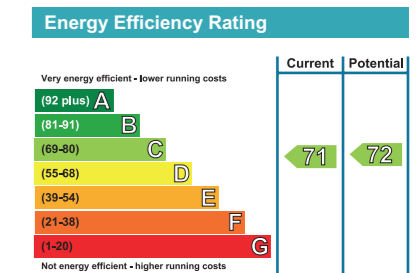
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SPECIFICATION

HOUSE AND GROUNDS

- 14,000 sq ft (1,300 sq m) GIA of family, leisure and entertainment space.
- Grand entrance and reception hallway.
- Adjoining and interconnecting drawing room and dining room.
- Study.
- Kitchen / breakfast and family room.
- TV / day room.
- Master bedroom suite with sumptuous dressing room and bathroom, with balcony and terrace overlooking the golf course.
- Five further bedroom suites.
- About 1.1 acres of landscaped gardens and grounds.
- Parterre garden.
- Heated drive.

ENTERTAINMENT

- Grand entertaining space with club room and bar.
- Relax lounge with TV and slot fireplace.
- Cinema room.
- Wine room with tasting area.
- Prep / service kitchen with dumb waiter to ground floor kitchen.

LEISURE AREA

- Pool hall with TV and slot fireplace.
- 10 metre indoor swimming pool.
- Spa.
- Steam room.
- Sauna.
- Changing room.
- Guest cloakroom.

GARAGE AND GUEST/STAFF ACCOMMODATION

- Three car garage attached to the main property.
- Garage has private guest accommodation above.
- Ample additional car parking.
- Two bedroom staff flat with independent entrance.

FEATURES

- Air conditioning throughout.
- Control 4 lighting and automation.
- Integral data/comms/AV distribution.





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

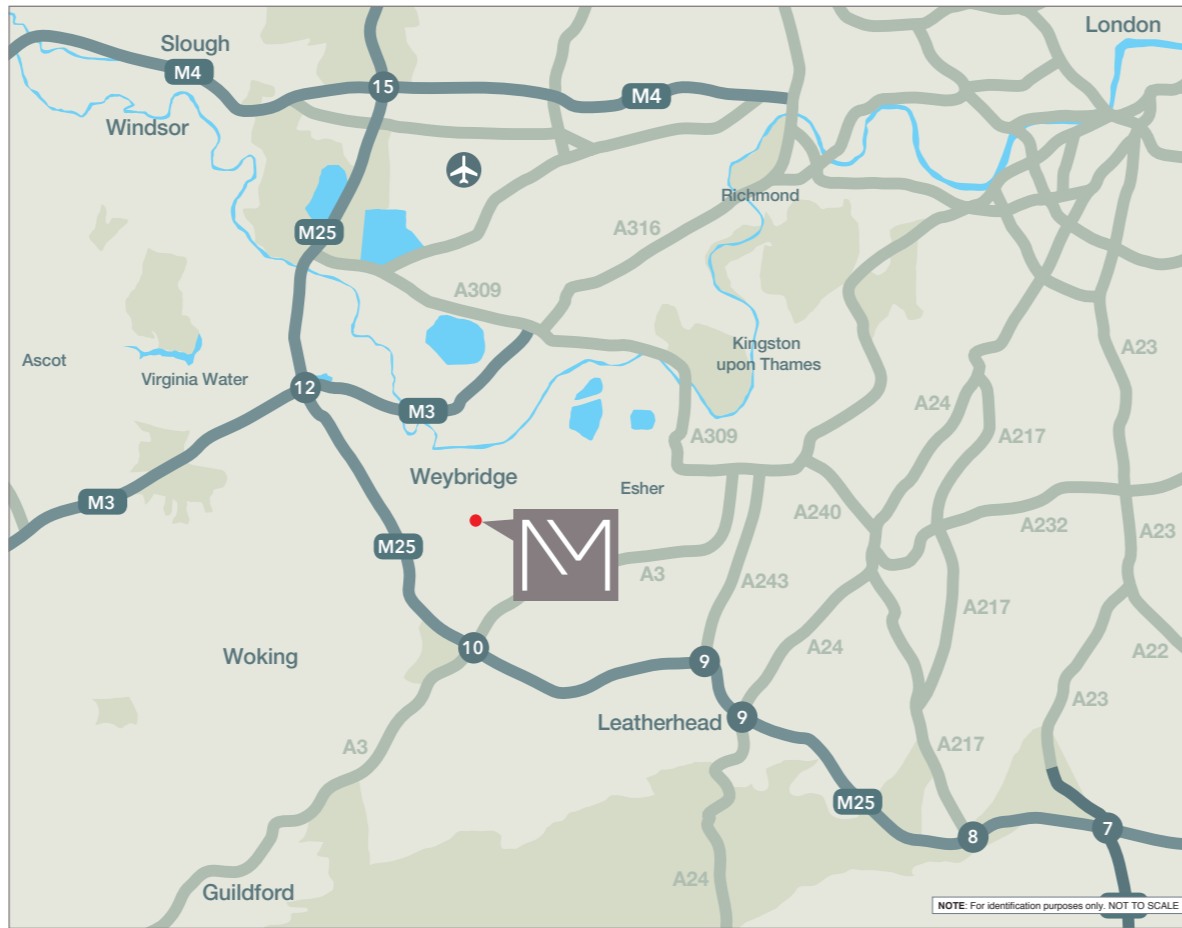
SERVICES
Mains water, electricity, drainage and gas.

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 0PX.

VIEWINGS
Viewing is strictly by appointment with the Vendor's agents.



MOUNTWOOD

www.mountwoodhomes.co.uk

07774 837693

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