

Granville House

St George's Hill, Surrey





Granville House

Granville Road, St George's Hill, Weybridge, Surrey

An elegant and impressive new mansion, classically designed and set in beautifully landscaped grounds, within the heart of this internationally renowned private residential estate.

Weybridge 1 mile • Central London 24 miles • Heathrow 13 miles • M25 3 miles (distances approximate)

Reception hall • Grand inner hall with skylight • 2 cloakrooms • Drawing room • Dining room • Family room • Study • Luxury kitchen/breakfast room • Utility room • Lift • Master bedroom with 'her' en suite, 'his' en suite and dressing room • 5 further bedroom suites • Self contained staff accommodation • Leisure complex incorporating swimming pool, spa, gymnasium, sauna, 2 showers, changing facilities and bar/entertainment area • Triple garage • Beautifully landscaped gardens and grounds, with split level terracing, water feature • entertainment areas • bespoke garden dining room.



Weybridge and the nearby towns of Esher, Cobham and Walton-on-Thames provide a comprehensive range of shopping outlets and international restaurants, with department stores and boutiques in Kingston-upon-Thames and Guildford.

There are also a range of recreational facilities in the area including Burwood Park Golf Course in Walton-on-Thames, the National Trust's Claremont Park and Painshill Park, as well as horse racing at Sandown Park, Kempton Park, Epsom Downs and Ascot.

Recently completed to an exceptionally high quality specification, with an exacting attention to detail, and providing the height of luxurious living, Granville House is the perfect home for combining today's family lifestyle with entertaining on a grand scale.



Architecturally and individually designed, Granville House provides wonderfully bright and spacious accommodation with a range of state-of-the-art features including marble floors, underfloor heating, iLight mood lighting system, video entry system, multi-room audio system and surround sound throughout, multi-zone multi-source home entertainment system, air conditioning, a lift to all floors and a fabulous indoor leisure complex.

The reception hall with marble flooring leads to the impressive central hall with rotunda above, and a grand French Oak and marble sweeping staircase to a galleried landing.







The principal reception rooms include the superb double aspect drawing room with attractive fireplace, and the bright family room with wood flooring, both of which have French doors leading onto the extensive entertaining terrace providing lovely views and overlooking the landscaped gardens.

The central hall also leads to the dining room and study with a range of fitted shelves.

















The beautifully-appointed and luxury double aspect kitchen/breakfast room, and the spacious utility room, have been individually designed by Mark Wilkinson with marble floors, granite and quartz work surfaces above a range of fitted furniture and fitted appliances.

The kitchen/breakfast room features a central island with sink, preparation area and TV stand attached, a range of Miele and Gaggenau appliances including a 4-oven Aga with double oven/electric hob, and a Sub-Zero American style fridge/freezer, as well as French doors leading to the raised entertaining terrace.







On the first floor, and leading from the galleried landing, is the outstanding luxury and spacious, double aspect master bedroom, featuring 'her' en suite bathroom, 'his' en suite wet room and a fabulous dressing room with a range of individually designed walk-in wardrobes, full length mirrors and a large central drawer unit with glass top.

There are three further impressive bedroom suites, and steps down to a second galleried landing, leading to two additional double bedroom suites.

The self-contained annexe has a bright reception room with a fully fitted kitchen featuring built-in appliances, a bedroom and a shower room.











On the lower ground floor is the magnificent and expansive indoor leisure complex with marble floors, grand pillars, and full height/width concertina glazed doors leading onto the lower terrace and landscaped gardens – perfect for entertaining on a grand scale.

The individually designed bar area with fitted furniture and granite worktops, has a range of built-in appliances.

The spacious gymnasium has wood flooring and a full height/width glass wall overlooking the leisure hall.

The 10m swimming pool features underwater lighting and an automatic pool cover, with a decorated ceiling above.

There is also a Spa, a sauna by Drom, two shower rooms, cloakroom and changing facilities.





SPECIFICATION

GENERAL

- Cavity wall construction. Wall and roof insulation. Concrete floors throughout.
- Lighting – programmable iLight mood lighting system throughout.
- Downlights to all rooms, except where low energy requirements are needed.
- Feature lighting to all hallways and atriums.
- Wall lights/chandelier points to drawing room and dining room.
- Chrome switchplates to all rooms.
- CAT5 cabling throughout.
- TV/FM/DAB audio and satellite cabling throughout.
- Pressurised hot water cylinders and pumped cold water storage tanks.
- Daikin VRV heat pump air conditioning system throughout.
- Concealed slim fan coil units ducted to slim grilles in ceilings.
- Passenger lift to all floors.
- NHBC warranty – 10 years.

FLOORING

- Underfloor heating throughout (radiators in annexe).
- Hall, kitchen/breakfast room, utility room, first floor landings, en suites 1, 2 and 3, pool hall – marble.
- Drawing room, dining room, all bedrooms, dressing room – high quality carpets.
- Family room – timber.
- En suites 4, 5 and 6 – tiles.

INTERIOR

- Decorative cornicing throughout.
- Timber Mumford & Wood sliding sash windows.
- Solid French Oak doors throughout, with chrome door furniture.
- Wrought iron balustrades with French Oak handrails and marble treads.
- Classically designed and contemporary fireplaces.
- Interior designed by Designer Touches.

KITCHEN/BREAKFAST ROOM, UTILITY ROOM & ANNEXE

- Fully fitted bespoke Mark Wilkinson kitchen/breakfast room with granite/quartz work surfaces.
- Range of Miele and Gaggenau appliances, Sub-Zero American style fridge/freezer.
- 4-oven Aga in pewter with Aga double oven/electric hob module attached.
- Fully fitted bespoke Mark Wilkinson utility room with granite/quartz work surfaces, Miele and Gaggenau appliances.
- Fully fitted annexe kitchen in high gloss, granite work surfaces, ceramic hob, single oven and Bosch built-in appliances.

BEDROOM FURNITURE

- Master bedroom – bespoke walk-in wardrobes with central drawer unit.
- Bedrooms 2 to 6 – built-in lined wardrobes.



BATHROOMS, CLOAKROOMS & SHOWER ROOMS

- All bathrooms – modern style white sanitaryware.
- Contemporary chrome taps.
- All bathrooms – heated chrome towel rails.
- Wet floor showers throughout.

SECURITY

- Sophisticated NACOSS approved security system and electronic alarm system.
- Mains service smoke detectors.
- Video entry system with video points in the rear hallways, kitchen/breakfast room and first floor landings.
- Remote controlled electronically operated wooden entrance gates.
- Multi-point locking to all external doors. Security locks to all windows.
- Optional cameras to the front and back of the house.

MULTIMEDIA

- Wired for multi-zone, multi-source home entertainment system.
- Wired for multi-room audio system.
- Surround sound in the family room, master bedroom and annexe.
- Cabling for LCD/plasma TV in the family room, master bedroom and pool hall.

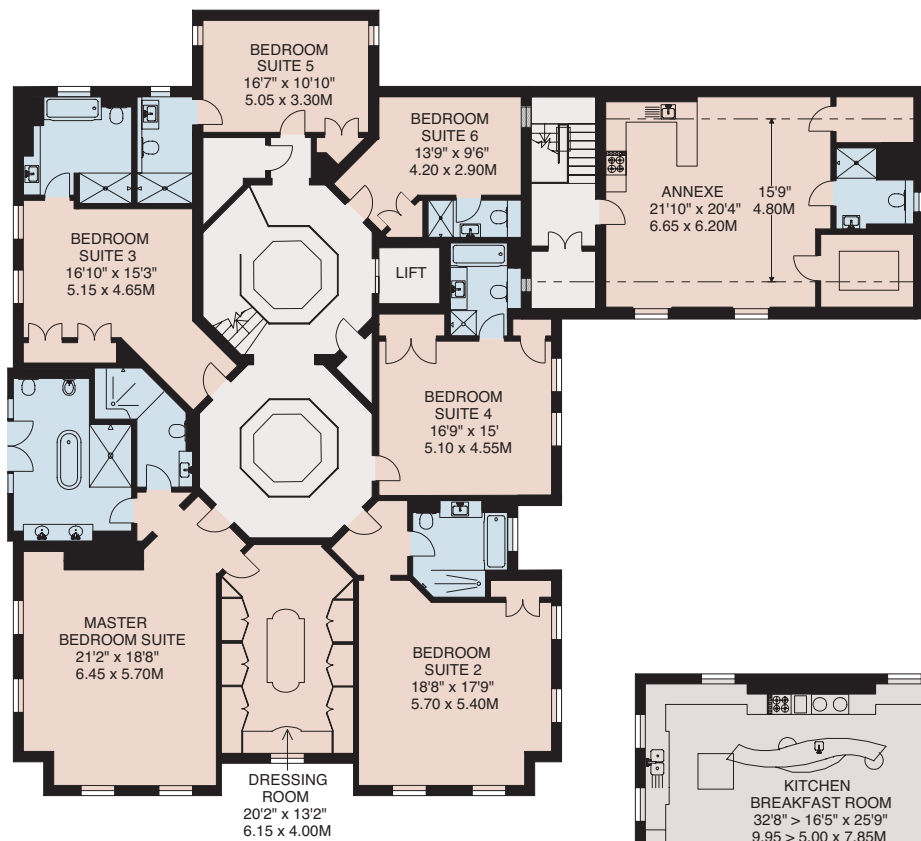
EXTERIOR

- Triple garage with individual remote controlled up-and-over doors.
- Mature landscaped gardens and grounds.
- Extensive full width paved stone terrace, and raised three-quarter width terrace.
- Exterior lighting – front and rear of property.
- Driveway – bonded resin shingle with granite set edges.
- Rainwater harvested into a fully automatic irrigation system.
- Range of mature shrubs, borders, hedges and trees.

INDOOR LEISURE COMPLEX

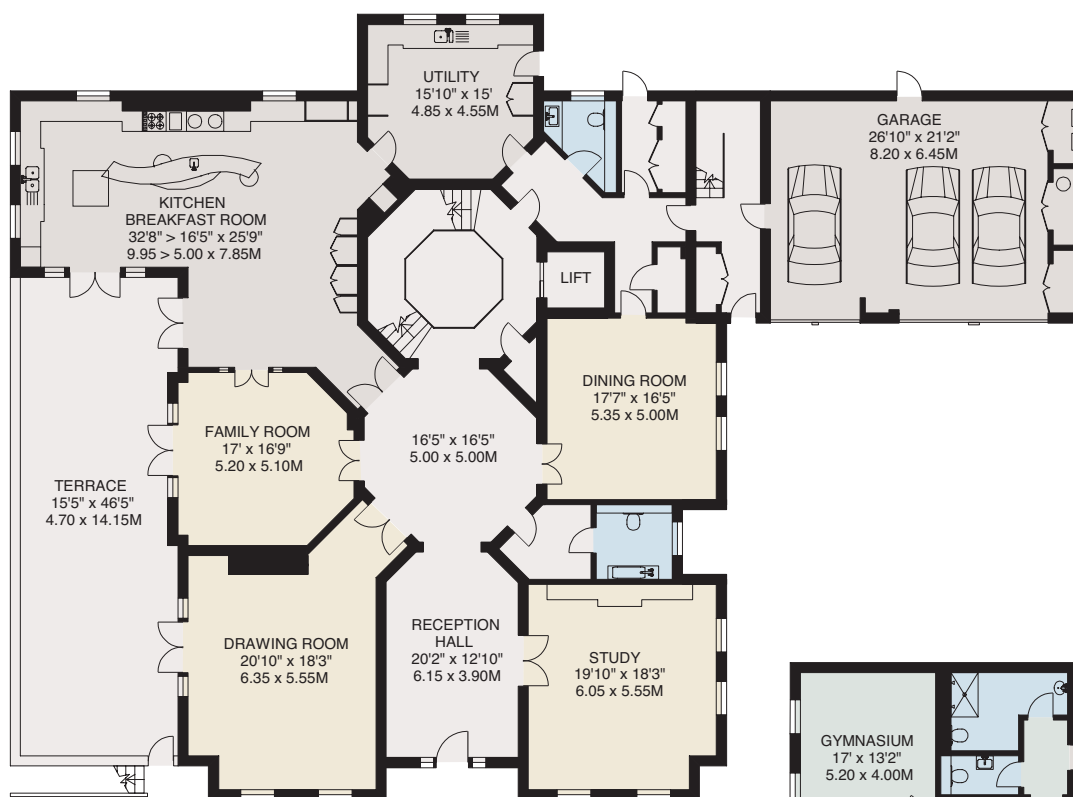
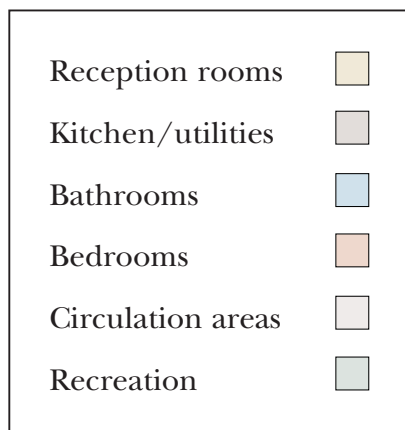
- 10m x 4.5m pool with treatment via ultraviolet purification.
- Automatic pool cover.
- Environmental control system for complete air heating/dehumidification.
- In-situ Spa.
- Sauna by Drom.
- Gymnasium with wood flooring.
- Bar area – bespoke fitted furniture with granite work surfaces and built-in appliances.
- Access to plant room.



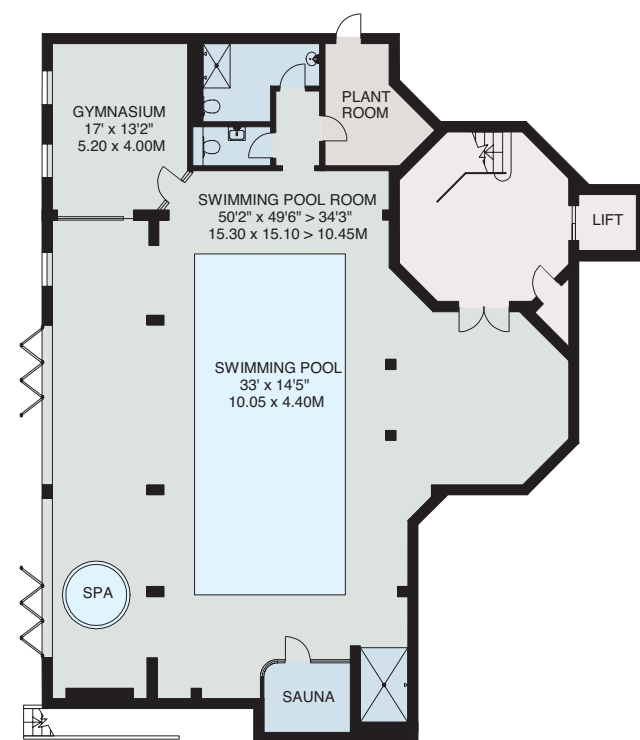


Lower Ground Floor 2776 Sq.Ft.
 Ground Floor 4442 Sq.Ft.
 First Floor 4162 Sq.Ft.

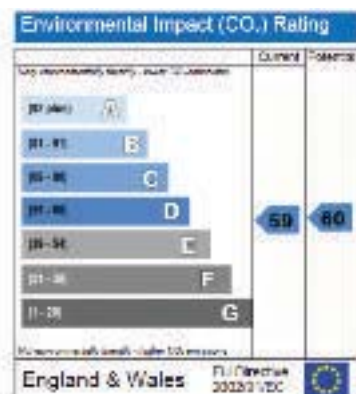
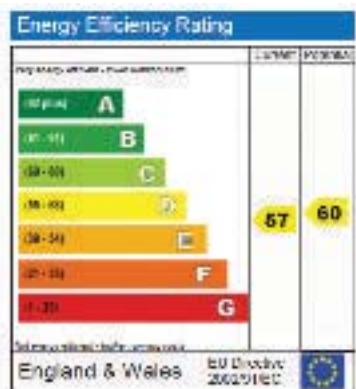
 APPROXIMATE INTERNAL FLOOR AREA
11380 SQ.FT / 1057.1 SQ.M.



RAISED GROUND FLOOR

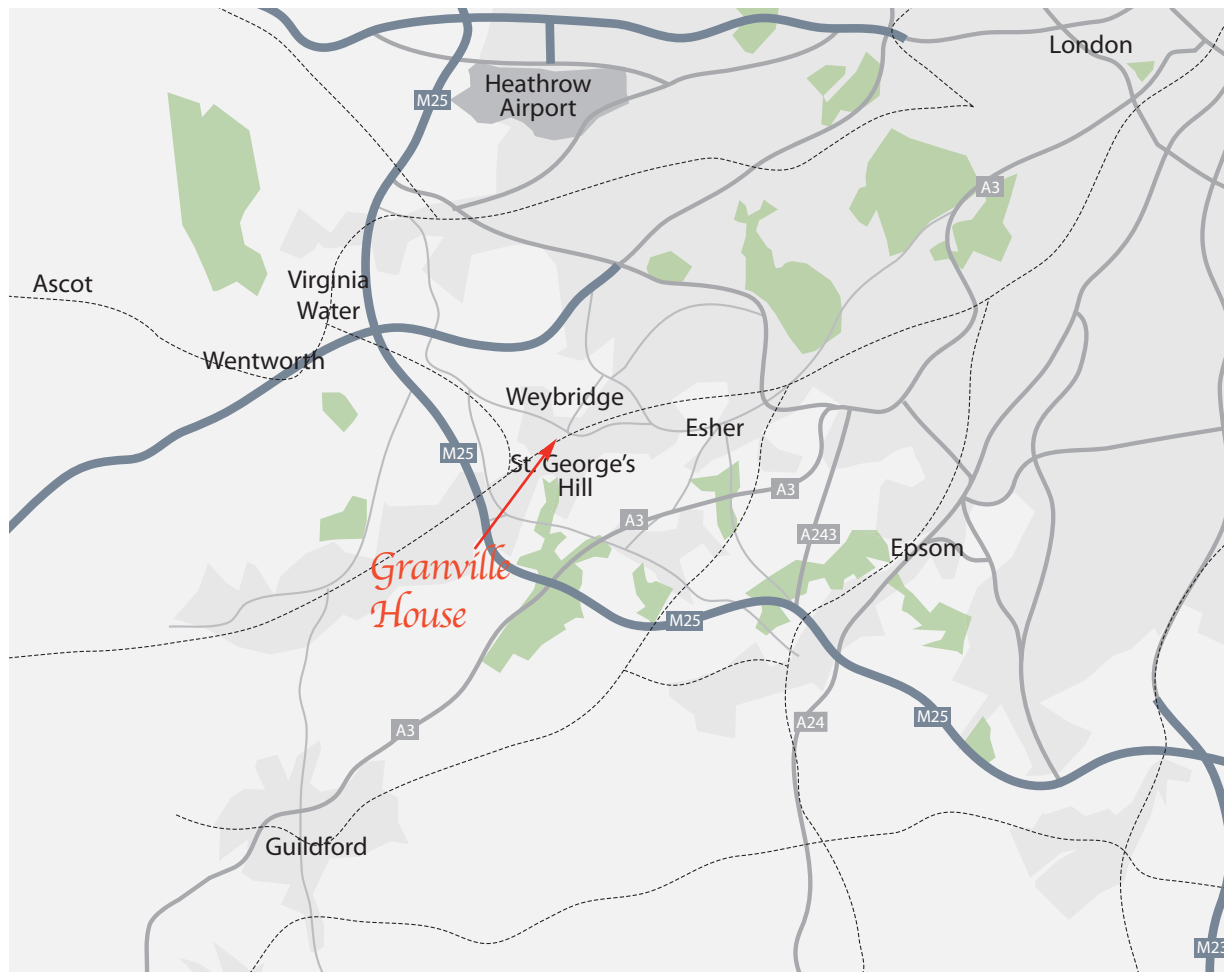


LOWER GROUND FLOOR



DIRECTIONS

From London take the A3 to the Cobham exit taking the Byfleet Road (A245), and turn right at the traffic lights into Seven Hills Road. Proceed along this road for approximately two miles and turn left at the second roundabout into Queens Road. Take the third turning on the left into Old Avenue. Follow Old Avenue into St George's Hill, passing through the security barriers, and take the first turning on the right into Chestnut Avenue. At the end, turn left into Cavendish Road. Continue for a short distance, then turn right into West Road. Take the next turning on the right into Granville Road and Granville House will be found immediately on the left hand side.



Notice is given to anyone reading these particulars that:

- i) the particulars do not constitute part of an offer or contract;
- ii) the particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact;
- iii) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact;
- iv) nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order;
- v) all measurements are approximate.

Photographs, plans and particulars April/May 2009.





