



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Coach House, Dragon Lane, St George's Hill, Surrey, KT13**

A magnificent detached family home (5,064sq.ft - 470sq.m) full of character and situated in the heart of the exclusive St George's Hill Estate, one of the UK's premier private residential addresses. The six bedroom property offers privacy and security and yet only 17 miles from Central London and is approached via electric gates leading to a sweeping driveway providing parking for several cars and garaging. The property has been redecorated throughout with all new contemporary bathrooms and benefits from a beautiful landscaped garden.

Weybridge and the nearby towns of Esher, Cobham and Walton-on-Thames offer an excellent range of shopping, international cuisine and recreational facilities, as well as a number of excellent private and state schools in the area. St George's Hill is set in approx. 900 acres and features a private championship 18 hole golf course, 2 x 9 hole golf courses and a private tennis and squash club.



4 RECEPTION ROOMS : KITCHEN : 6 BEDROOMS : 4 BATHROOMS (3 EN SUITE) : HEATED POOL : CONSERVATORY : GARDEN : 2 GARAGES : FREEHOLD : GATED DRIVE WITH PARKING : ESTATE CHARGE (£3,495.20 P/A APPROX.) : COUNCIL TAX BAND H : EPC RATING D

**Asking Price £4,250,000**

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SUBJECT TO CONTRACT

**TERMS:**

TENURE: Freehold

Asking Price £4,250,000

**IMPORTANT NOTICE**

Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.



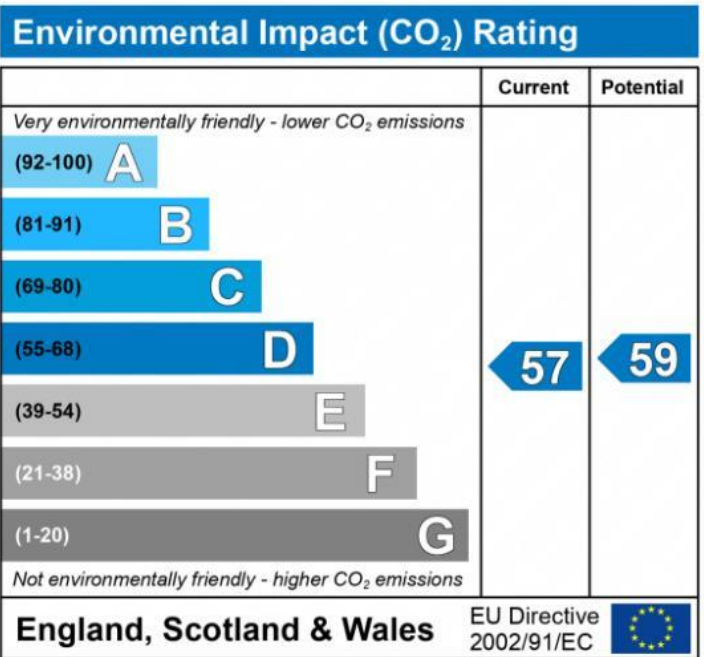
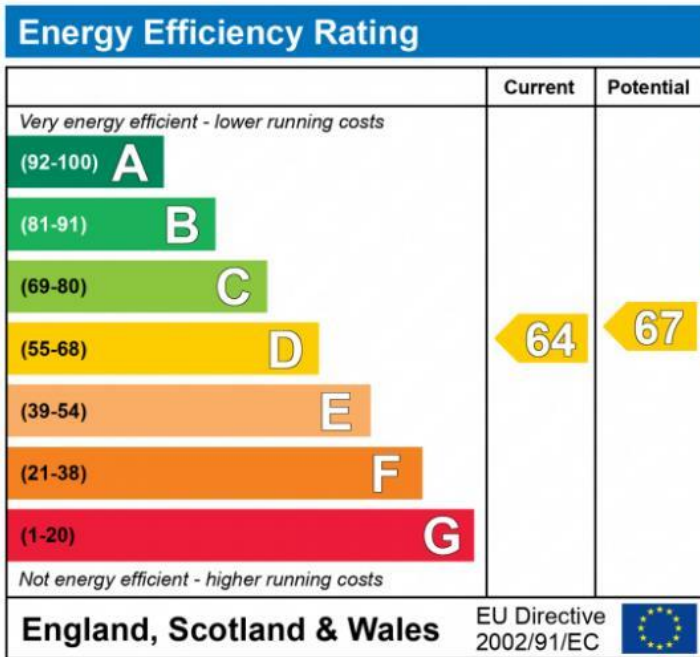




Ground Floor 2888 Sq.Ft.  
First Floor 2176 Sq.ft.

APPROXIMATE INTERNAL FLOOR AREA  
**5064 SQ.FT / 470.4 SQ.M.**  
Plus Storage into Eaves 350 Sq.Ft.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.