BEECH RISE

BEECH RISE

RODONA ROAD | ST GEORGE'S HILL | WEYBRIDGE | SURREY

Weybridge 3 miles, M25 3 miles, Heathrow Airport 13 miles, Central London 24 miles

LUXURY IS IN THE DETAIL

Galleried entrance hall, 3 cloakrooms, Study, Drawing room, Dining hall, Kitchen/breakfast room, Family room, Lift to all levels.

Spacious Master bedroom suite with two dressing rooms and two bathrooms, Four further bedroom suites.

Excellent spa complex with indoor swimming pool, Spa, Changing facilities, Sauna, Steam room, Gymnasium, Games/club room, Dedicated cinema room, Wine store.

Self contained staff suite, Laundry/Utility, Garaging for four cars.

Approximate internal floor area 12,713 sq ft (1,181 sq m).

In all about 1.03 acre (0.42 hectare).

For sale freehold.

Constructed by award winning Consero London.

CONSERO LONDON

savills

+44 (0) 1932 838 000
107 Queens Road
Weybridge KT13 9UJ
Contact: Simon Ashwell
sashwell@savills.com
www.savills.co.uk

Knight Frank

+44 (0) 20 7861 1552
55 Baker Street
London W1U 8AN
Contact: James Cleland
james.cleland@knightfrank.com
www.knightfrank.co.uk

+44 (0) 1372 464 496
The Old Post House, 81 High St
Esher KT10 9QA
Contact: Tim Garbett
tim.garbett@knightfrank.com

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 text.

ST GEORGE'S HILL

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 Esher and Cobham provide an excellent range of shopping, restaurants and recreation facilities.

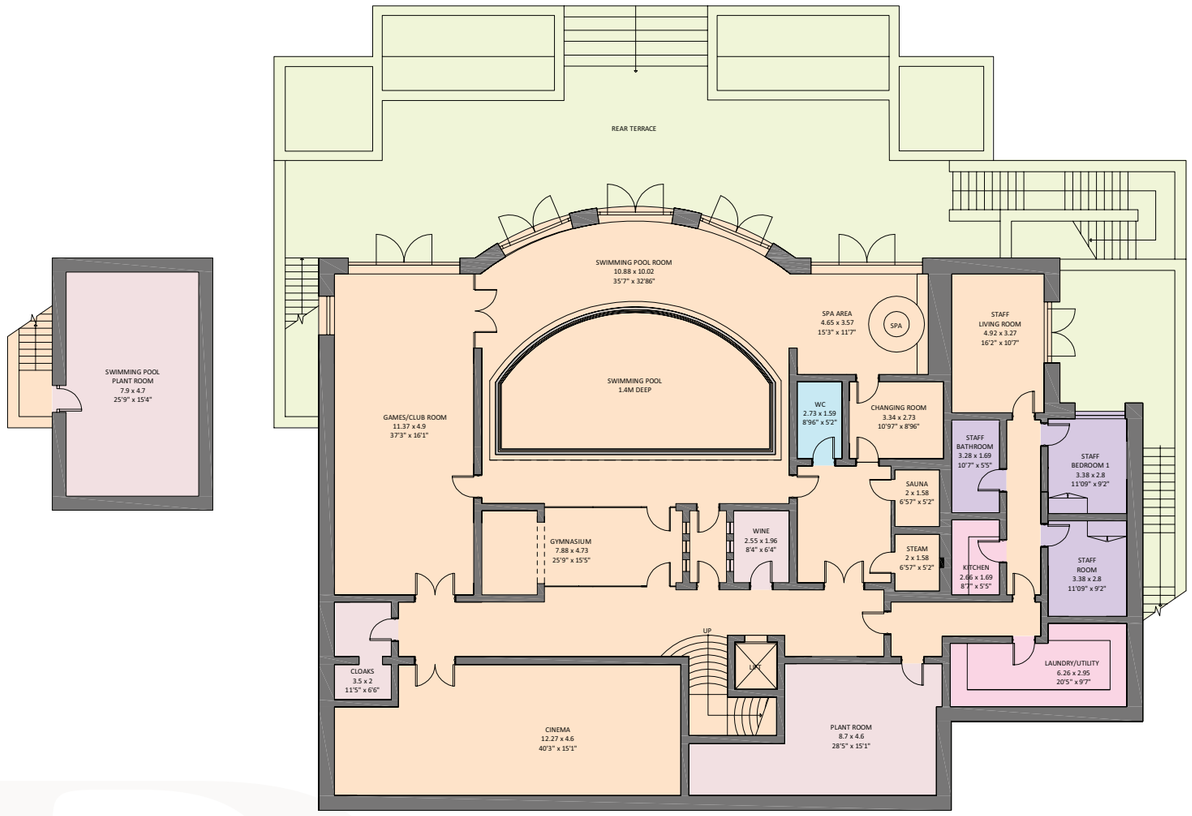
BEECH RISE

This fabulous new residence of grand proportions extends to approximately 12,713 sq ft and has been built to the highest future proof specification by Consero London, the multi-award winning and highly regarded bespoke developers. This exceptional home features many bespoke finishes throughout. The property is cleverly arranged over three floors from the spacious galleried reception hall with marble flooring and stylish marble staircase to the beautifully fitted kitchen by Rock & Bone with Miele / Gaggenau appliances, this superb property exudes style and quality.

The reception rooms are spacious and well arranged for entertaining on a grand scale as well as being equally well suited for family living, the feeling of luxury continues through to the first floor including the spacious master bedroom suite which has two dressing rooms along with two bathrooms beautifully finished in Botticino Fiorito polished marble with Villeroy & Boch sanitary ware. On this level there are four further bedroom suites all beautifully appointed.

A particular feature of the property is the lower ground floor. Positioned on this level is the stunning spa complex with indoor pool, gymnasium, changing facilities, spa bath, sauna and steam. Also on this level there is a large games/ club room, fully equipped cinema with bar area and a self contained staff suite.

Combining all of these features, technologies and high quality materials Beech Rise is a truly magnificent home.



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

Approximate gross internal floor area:

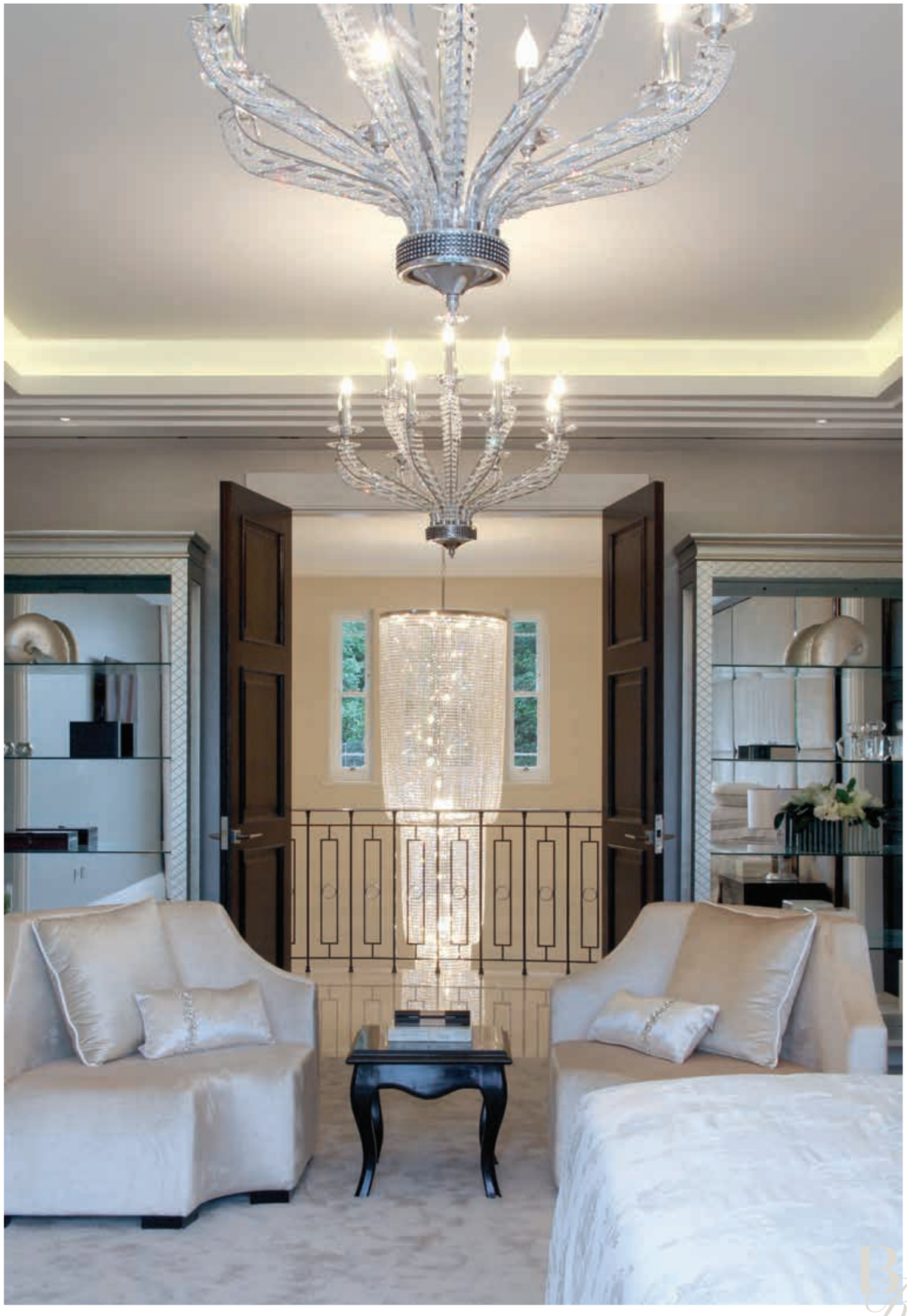
	GIA (Sq m)	GIA (Sq ft)
Lower Ground Floor	533.87	5,746.54
Ground Floor	364.53	3,923.77
First Floor	282.67	3,042.63
Total	1,181.07	12,712.94

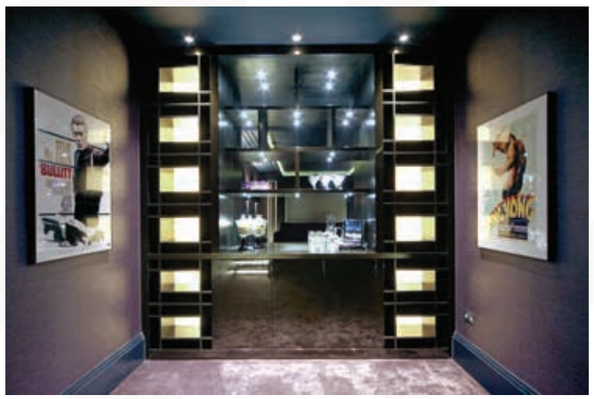
Ceiling heights:

	Metres
Lower Ground Floor (Minimum)	2.584
Lower Ground Floor (Maximum)	3.335
Ground Floor	3.5
First Floor	2.972

Floor plans and measurements provided by Consero London.
For identification only. Not to scale.

- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Outside space
- Vaults/Storage





SPECIFICATION

SUMMARY

Classically styled mansion built into a dramatic hillside setting, with far reaching views across terraces and woodlands, and set in just over 1 acre of gardens. The residence provides approximately 12,713 sq ft (gross internal area) of family and entertainment space over lower ground, ground and first floors.

THE APPROACH

- Landscaped grounds by Chelsea Gold Medal Award winning Landscape Architects
- Bespoke wrought iron entrance gates. The piers include lighting, a letter box and entry panel
- Long driveway provides additional privacy
- Extensive forecourt with parking for several cars

GROUND FLOOR

GRAND ENTRANCE HALL

- Polished marble stairs lead down to the large dining hall and views out to the grounds
- Polished Botticino Fiorito marble floor with Marron Dior marble border
- Custom made crystal chandelier
- Bespoke French polished oak doors throughout
- Main staircase with hand crafted baluster design to all floors

CLOAKROOM

- Polished Botticino Fiorito marble floor with Marron Dior marble inlay
- Specialist wall covering
- Vanity unit with marble top and inset basin, with floor to ceiling antique mirror

STUDY

- Traditional dark stained Herringbone solid oak flooring
- Bespoke veneer stained oak built-in joinery with mirror backing and concealed lighting
- Large high gloss oak veneer desk
- Specialist wall covering

DRAWING ROOM

- Traditional dark stained Herringbone solid oak flooring
- Gas fireplace with Marron Dior marble surround
- Illuminated coffered ceiling with central crystal chandelier

DINING HALL

- Polished Botticino Fiorito marble floor with Marron Dior marble border
- A specially designed dining table in a high gloss oak veneer, seating 12, sits centrally in the room, underneath a crystal chandelier within a curved illuminated coffered ceiling
- Decorative textured wall covering
- French doors open onto extensive outside terrace, allowing for indoor-outdoor entertaining and dining

KITCHEN/BREAKFAST ROOM

- Polished Bottocino Fiorito marble floor
- Rock & Bone bespoke, hand crafted fully fitted kitchen with central island
- Dark stained lacquered American black walnut wall units inset with mirror finish
- Antique brown marble island worktop lit by two feature pendants, and seating for 4
- Appliances are Miele, with a Nespresso coffee machine, two wine chillers and Quooker boiling water tap

FAMILY ROOM

- Ideal for relaxation and informal entertaining
- Polished Bottocino Fiorito marble floor
- Veneer stained oak in-built joinery containing flat screen TV and ample shelving
- Chaise Loungue and large sofa
- Illuminated coffered ceiling

FIRST FLOOR

LANDING

- Polished Botticino Fiorito marble floor
- Feature fretwork doors give access to 3 large storage cupboards
- Coffered ceiling
- Feature wall lighting

MASTER BEDROOM SUITE

- Silk opal carpet to main bedroom
- Illuminated coffered ceiling
- Wall mounted flat screen TV
- 'His' & 'Her' dressing rooms with bespoke joinery and lighting

BEDROOM 2 SUITE

- Silver velvet carpet to main bedroom
- Built-in wardrobes with mirror frontage
- Large feature headboard with mirror surround
- Savannah grey marble flooring in ensuite

BEDROOM 3 SUITE

- Silver velvet carpet to main bedroom
- Domus flow natural floor tiles in ensuite
- Neutral glass feature wall tile in chalk
- Built-int wardrobes

BEDROOM 4 SUITE

- Silver velvet carpet to main bedroom
- Grigio Carnico polished marble to ensuite
- Silver velvet carpet to main bedroom
- Inset basin to vanity top with large mirror behind
- Built-in wardrobes

BEDROOM 5 SUITE

- Built-in wardrobes
- Silver velvet carpet to main bedroom
- Feature wall tile in suede
- Grestec tiles bellac stone flooring

LOWER GROUND FLOOR

CINEMA

- Tiered sofa seating for 9 persons.
- Illuminated coffered ceiling
- Feature wall lighting
- Decorative textured wall covering
- Aubergine silk carpet
- 120" JVC Projector with Artcoustic SL4-2 and SL2-1 surround sound speakers
- Drinks area/servery to the rear of the room

WINE STORE

- Glass enclosed and temperature controlled wine store
- Specially commissioned oak wine display units, designed for showcasing fine wines and spirits.
- Polished Botticino Fiorito marble flooring

LOWER GROUND CLOAKROOM

- Polished Botticino Fiorito marble flooring

LEISURE FACILITIES

SWIMMING POOL

- Large pool with hand laid perle viola mosaic tiles
- Pool depth of 1.4m
- Armourcoat perlata finish wall covering
- Spa pool with perle viola mosaic tiles and marble coping
- Honed Botticino Fiorito marble flooring
- Feature curved illuminated coffered ceiling
- Large rear doors can be opened out to terrace and gardens to create a large inside-outside entertaining area

STEAM ROOM

- Perle viola mosaic wall tiles
- Honed Botticino Fiorito marble flooring

SAUNA

- Honed Botticino Fiorito marble flooring
- Timber backrest with concealed lighting
- 2 tiered timber benches

GYMNASIUM

- Polished Botticino Fiorito marble flooring
- Glazed partitions give views over and direct access into the swimming pool room
- Cycling machine, running machine, cross trainer
- Wall mounted flat screen TV

GAMES ROOM / BAR & DRINKS LOUNGE

- Polished Botticino Fiorito marble flooring
- Calcutta Ora marble bar top with seating for 4
- Built-in bar with large storage area
- Informal seating area for 4 with views to the swimming pool, rear terrace and grounds
- Specialist textured wall covering

FACILITIES

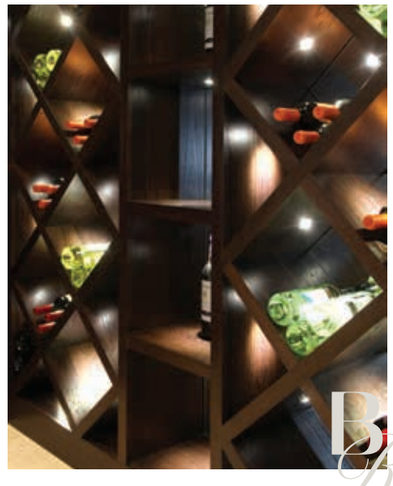
- Changing Room with marble flooring
- Cloakroom with marble flooring

STAFF FACILITIES AND ACCOMMODATION

- Self-contained staff suite with private courtyard.
- Utility & Laundry room
- Staircase for staff access

LANDSCAPING AND GROUNDS

- Beech Rise is set in approximately 1 acre of landscaped gardens and grounds
- Extensive terracing at Ground and Lower Ground floors, with areas for entertaining, lounging/relaxing and complete with two stepped water features
- Property is bordered by hedging and newly planted, existing trees and shrubbery
- Large curved formal lawn to the rear steps down from the lower terrace
- Outside lighting



GARDENS & GROUNDS

Beech Rise is approached via twin wrought iron electric gates with stucco piers to a sweeping driveway leading to parking for numerous cars and the four car garage. The gardens and grounds have been landscaped and feature a range of mature trees, hedges, shrubs and plants. The majority of the garden has been laid to lawn, and there are two large tiered entertaining terraces.

DIRECTIONS (KT13 0NP)

From London take the A3 to the Cobham exit, taking the Byfleet Road (A245), turn right at the traffic lights in to Seven Hills Road. Proceed for approximately 2 miles and turn left at the second roundabout into Queens Road. Take the third turning on the left into Old Avenue. Follow Old Avenue to the top of the road where you will find the entrance gates to St. George's Hill.

SERVICES

The property is connected to mains water, gas, drainage and electricity.

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.

LOCAL AUTHORITY

Elmbridge Borough Council.
+ 44 (0) 1372 474474

VIEWINGS

All viewings must be made strictly by appointment only via the vendor's joint agents.

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP nor Savills in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Knight Frank LLP nor Savills 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.

Photographs and particulars dated: September 2015.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Constructed by Consero London.

CONSERO
LONDON

© Designed & produced by Captiv8 Design T. 01603 766626

savills

+44 (0) 1932 838 000
107 Queens Road
Weybridge KT13 9UJ
Contact: Simon Ashwell
sashwell@savills.com
www.savills.co.uk

Knight Frank

+44 (0) 20 7861 1552
55 Baker Street
London W1U 8AN
Contact: James Cleland
james.cleland@knightfrank.com
www.knightfrank.co.uk

+44 (0) 1372 464 496
The Old Post House, 81 High St
Esher KT10 9QA
Contact: Tim Garbett
tim.garbett@knightfrank.com