

# FALCONWOOD HOUSE

ST. GEORGE'S HILL • WEYBRIDGE • SURREY



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BROOKS CLOSE, ST. GEORGE'S HILL,  
WEYBRIDGE, SURREY KT13 0LX

With far reaching panoramic views and access onto one of St. George's Hill's premier golf courses, Falconwood House is a magnificent new family home offering extensive accommodation, with an impressive finish and specification throughout.

The light and luxurious ground floor offers 4 metre ceiling heights and includes 5 reception rooms, a stunning kitchen/breakfast/family room with walk-in larder, integrated Miele appliances and sliding folding doors opening onto the beautifully landscaped south backing gardens.

The second floor offers 5 bedrooms, including a spacious master suite featuring 2 dressing rooms, 2 bathrooms, a lounge area and a large balcony - boasting remarkable treetop views over the infinity pool and terraces.

Falconwood House has a separate gated driveway and parking for the staff accommodation, located above the triple garage, which comprises a living room with mini kitchen, bedroom and bathroom.

Falconwood House sits on an elevated plot of over 1 acre, with mature and well screened grounds.

Brooks Close is an enviable address within the St. George's Hill, a private gated estate controlled during the day by security personnel - access is restricted at all times.

*Weybridge 2.5 miles, Heathrow Airport 10 miles, Gatwick Airport 29 miles, M25 (J10) 4 miles, Central London 24 miles.  
(Distances approximate).*



Viewing by appointment.  
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.



## ST. GEORGE'S HILL

St. George's Hill, Weybridge is internationally renowned as one of the most sought after private estates in England. It is set in some 900 acres and features a championship standard 18 hole golf course, a 9 hole course and a separate tennis and squash club – an ideal location for families looking for quality and privacy.

The tennis club is set within its own beautiful and natural environment and provides a complete range of facilities. Fifteen superb grass courts and 15 all weather hard courts, plus 2 indoor courts and 4 squash courts make it one of the foremost racquet sports clubs in the country.

Adjoining the tennis club is a leisure centre which has a 20 x 4m lane swimming pool, gymnasium, studio and treatment rooms, all fully supervised and offering a wide range of fitness and therapy programmes. There are also indoor crèche facilities so that families with young children are ensured peace of mind whilst playing or relaxing.

Situated on delightful stretches of both the River Wey and River Thames, the town of Weybridge has a long established reputation for being one of Surrey's most desirable locations with its shopping facilities, restaurants and boutiques.

The local schooling is excellent with the estate being ideally placed for St. George's College, Feltonfleet School and the renowned ACS Cobham International School.

Communications and transport are also excellent. London Waterloo can be reached in less than 30 minutes via Weybridge train station whilst Heathrow Airport is less than 12 miles.

### SCHOOLS

- St. George's College
- Feltonfleet School
- Danes Hill School
- ACS Cobham International School

### LEISURE

- St. George's Hill Lawn Tennis Club
- David Lloyd Centre
- Burhill Golf Club

### TRAVEL

- London Waterloo: train service approximately 26 minutes
- M25 (J10): 4 miles
- Central London: 24 miles
- Heathrow Airport: 10 miles
- Gatwick Airport: 29 miles



St. George's Hill Tennis Club



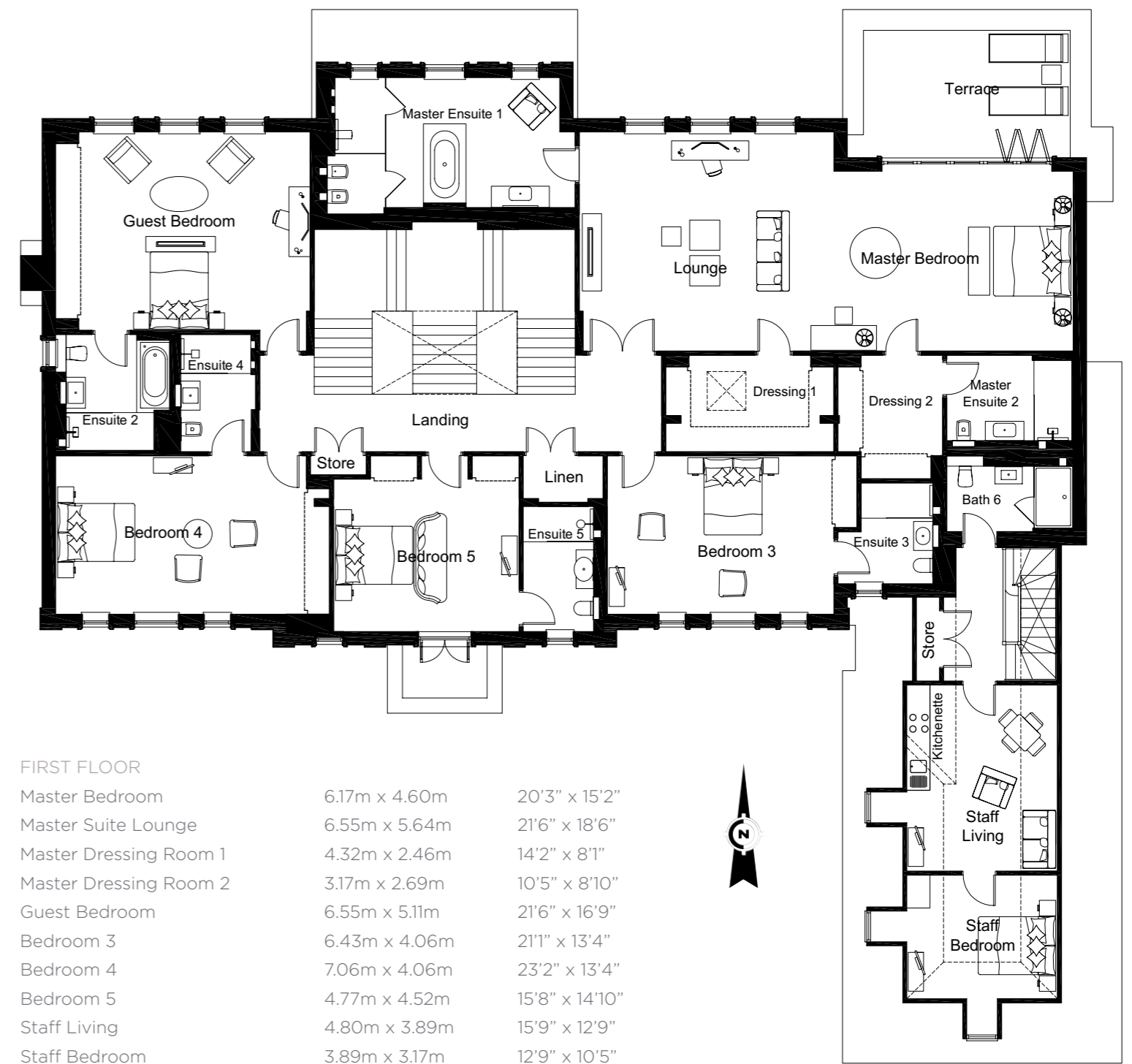
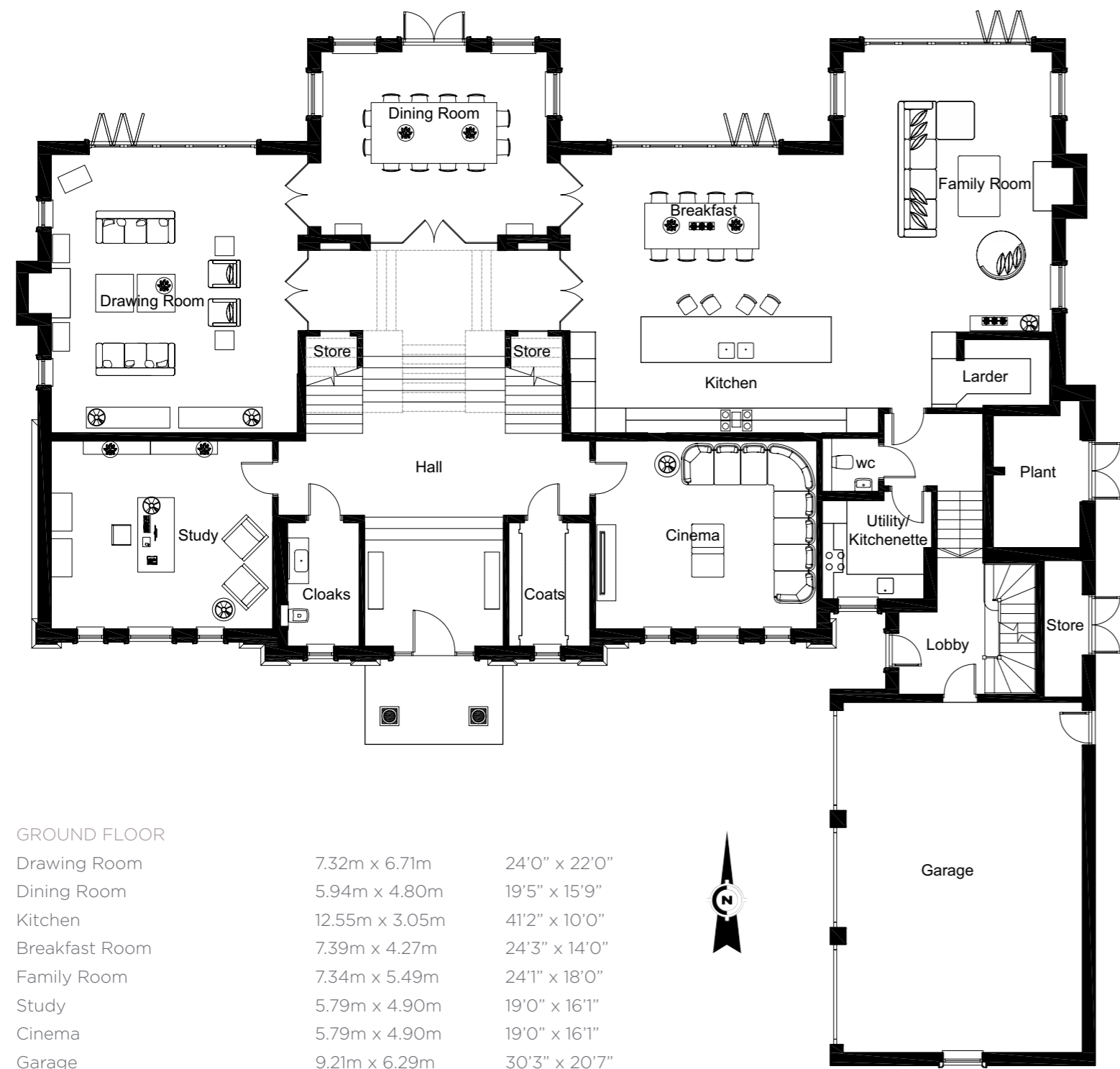
St. George's Hill Golf Club



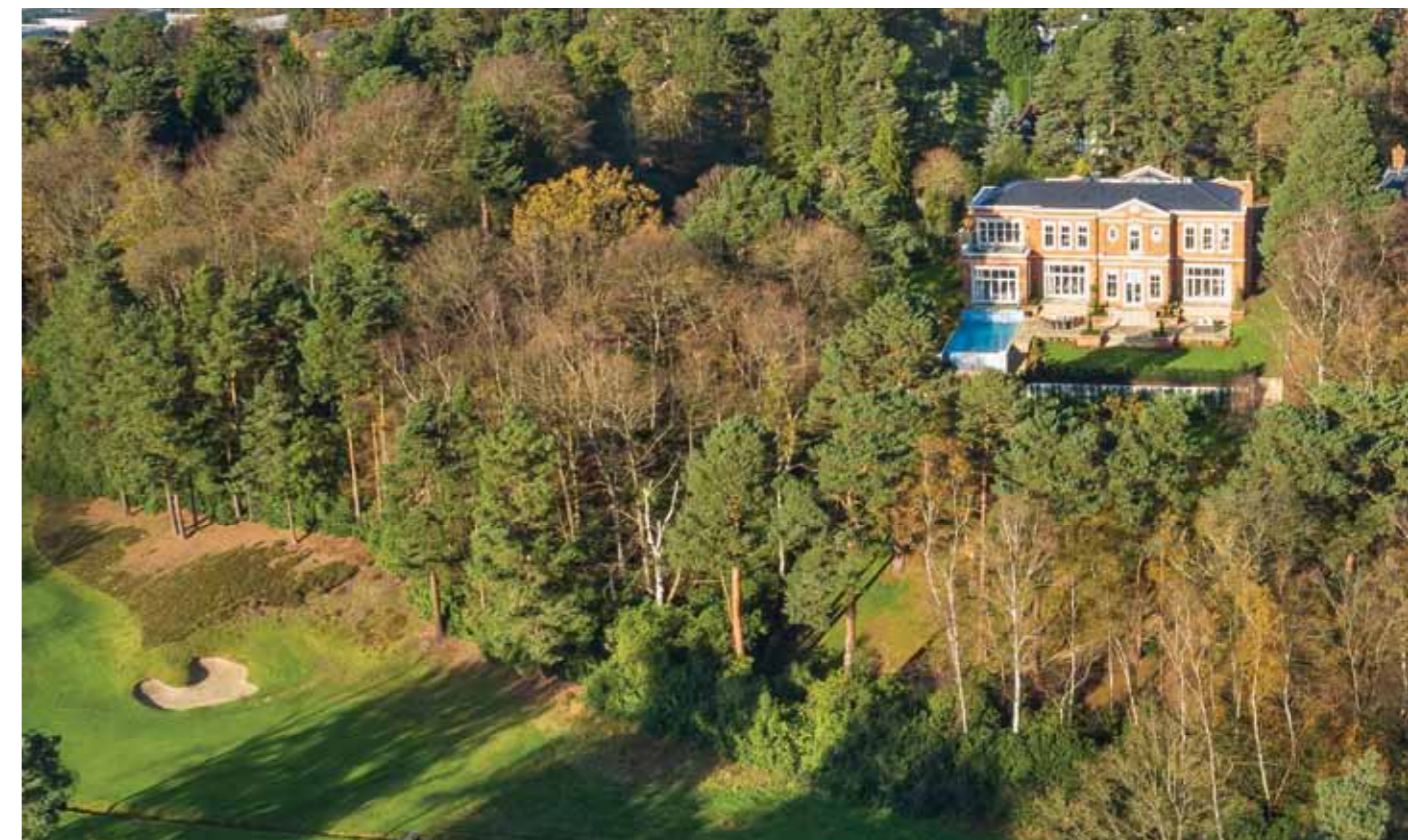


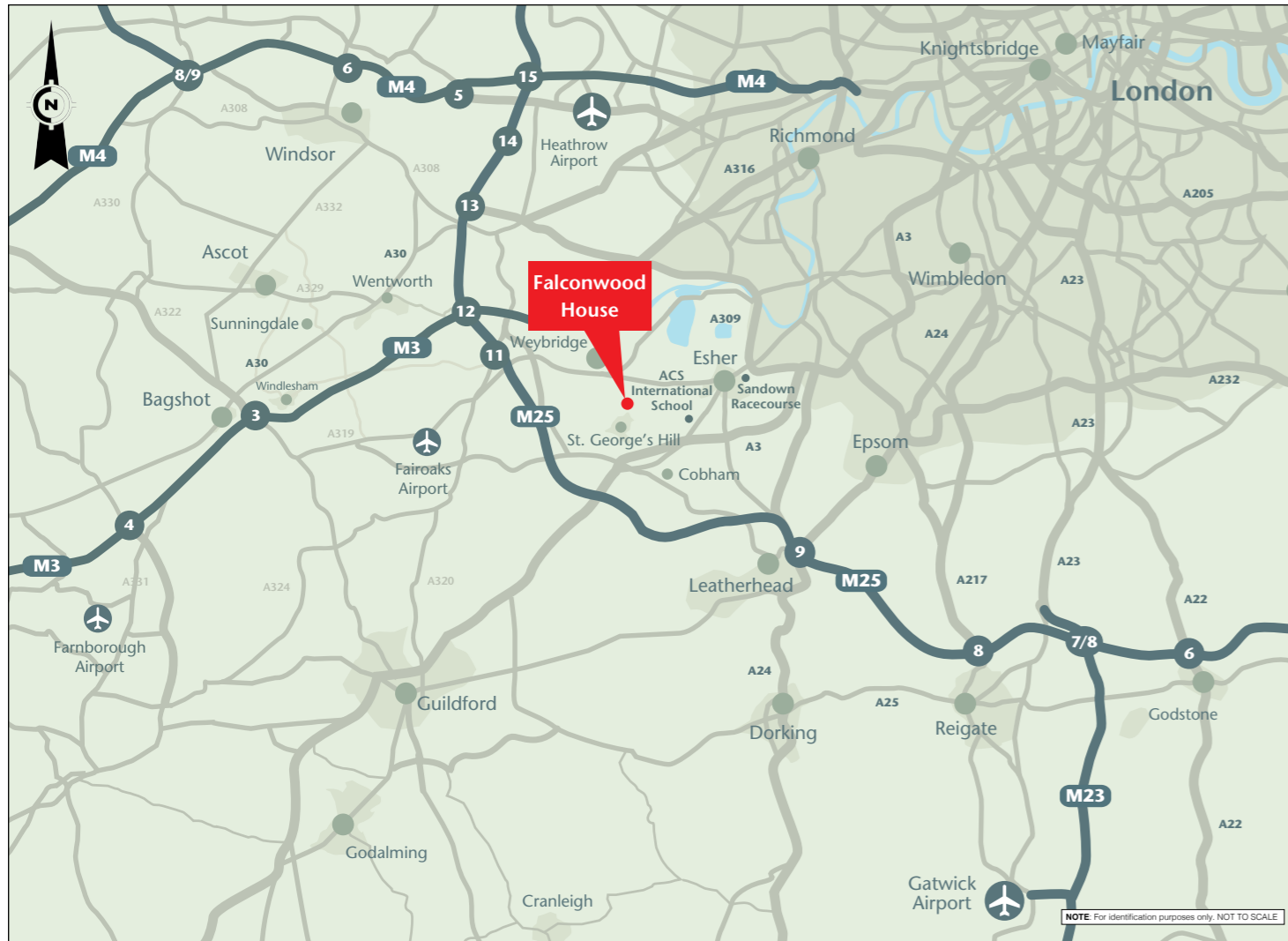




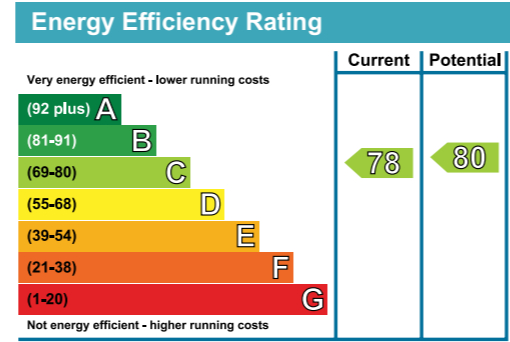








Weir House  
 Hurst Road  
 East Moseley KT8 9AY  
 020 8481 7500  
 angusm@octagon.co.uk  
 www.octagon.co.uk



**DIRECTIONS (KT13 0LX)**  
 From the A3 Painshill Junction (also Junction 10 M25) follow the A245 Portsmouth Road, signed posted Woking and Byfleet. Follow the dual carriageway to the first set of traffic lights and turn right into the Seven Hills Road B365. Stay on this road, going straight across the first roundabout and at the next junction bear left into Queens Road A317 sign posted Weybridge. Take the third turning on the left into Old Avenue. Follow the road up to the manned security gates of St. George's Hill.

Continuing up Old Avenue, turn right onto White Knights Road. At the end of this road turn left into Cavendish Road. Follow the Cavendish Road for about 1/2 mile and at the junction with Golf Club Road, turn right then first left into South Road. Brooks Close is the second turning on the right and Falconwood House is the second house on the left.

**IMPORTANT NOTICE**  
 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The seller (s) 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.  
 Particulars, photographs and plans dated: January 2016.

