



An Exquisite Private Residence in a Class of Its Own

Nestled in a tranquil, prestigious enclave, this stately mansion represents a rare opportunity to acquire a timeless architectural gem.

Spanning over 4,000 square feet of thoughtfully curated living space, the home masterfully combines neoclassical elegance with contemporary sophistication.

From its commanding white-columned façade to its bespoke interiors and expansive landscaped grounds, every element reflects timeless design,

refined taste, and a sense of enduring privacy and prestige.

Currently under construction with delivery expected in November 2025, this villa is the latest addition to the distinguished landscape of St. George's Hill, a name synonymous with privacy, prestige, and architectural excellence.







Amenities & Features

All Bedrooms Ensuite

Double Garage

Landscaped private garden with
potential for pool/pavilion

Dedicated pantry, cloakroom, and
utility spaces

Formal drawing and living rooms for
grand entertaining

LED mood lighting, underfloor heating,
and integrated smart systems. Close
proximity to top schools, country clubs,
and greenbelt zones



The villa is being constructed with the aim of achieving an **EPC** rating of **A**, reflecting the highest standards of energy efficiency.

ASKING PRICE: £8,600,000

TENURE: FREEHOLD

LOCAL AUTHORITY: SURREY

COUNCIL TAX BAND: H

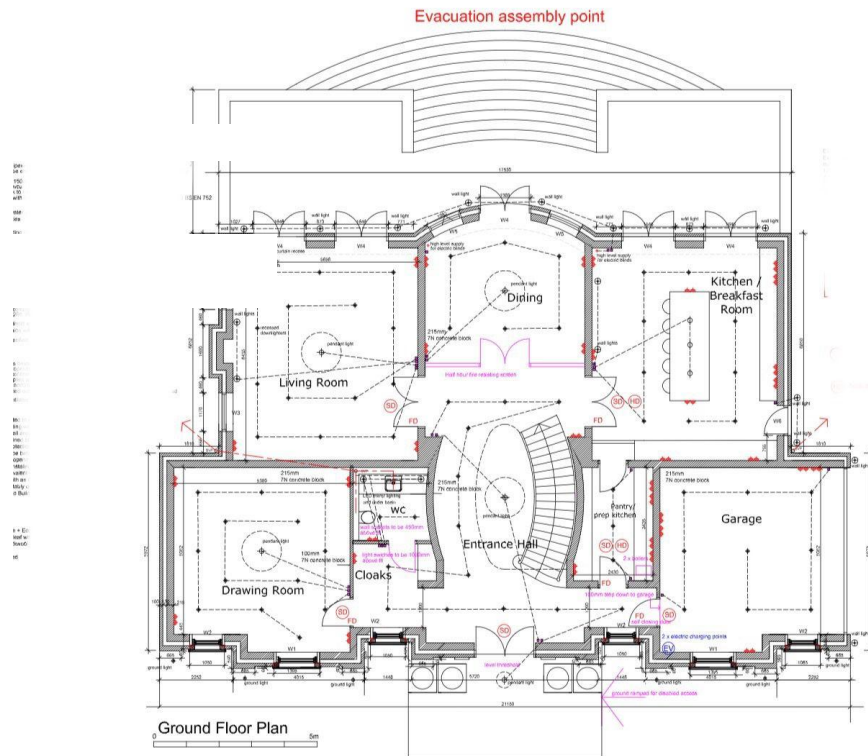
Prestigious and fully gated estate of St. George's Hill, offers far more than just beautiful homes it provides a lifestyle rooted in privacy, community, and world-class amenities.

For families seeking not only a secure and refined environment but also meaningful social integration, St. George's Hill delivers an exceptional setting.

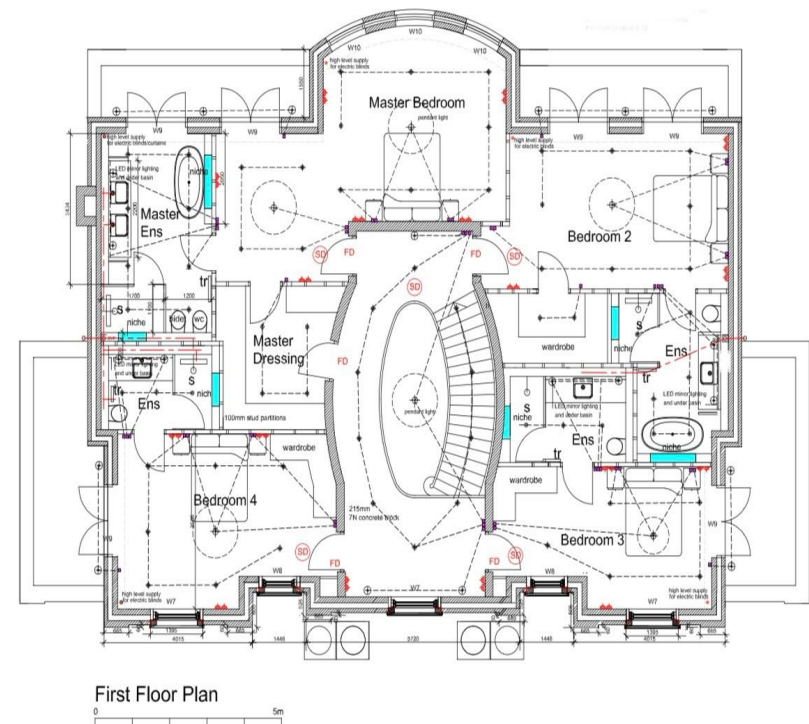
Residents benefit from exclusive access to a private country club featuring an indoor swimming pool, outdoor tennis courts, a fully equipped gym, spa facilities , and a members' restaurant. The estate also includes a renowned private golf club with immaculately maintained courses and a full clubhouse experience, all within walking distance.

This is a rare opportunity to join a community of like-minded individuals ranging from successful entrepreneurs to ultra -high-net-worth families, where children and adults alike can thrive in an environment designed for both comfort and connection.





Total Internal Living Area: 411 m²
Ground Floor: 226.2 m²
First Floor: 184.8 m²



Under-Terrace Storage (1.45m height): 37 m²
Loft Storage (1.3m height): 101 m²
Private Rear Patio: 59 m²

Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are



THE LONDON BROKER

INA TOMA

+44 (0) 7831 874 819

thelondonbroker.com