



INCORPORATING
Waterford's
Residential Sales & Lettings

Southwood St. Anns Hill Road, Chertsey, KT16 9NN

£2,750,000

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A remarkable private gated residence on picturesque St Anns Hill, Southwood, spanning over 6,000 sq ft, providing six-bedroom suites, a detached studio annexe, stunning southerly gardens benefitting from a pond filled with magnificent carp, a heated outdoor swimming pool, and exceptional entertaining spaces, perfectly balanced for hosting a soiree or relaxed everyday living.

Set in an elevated position, on the renowned leafy St Ann's Hill, Southwood is an impressive, beautiful residence offering outstanding flexibility, privacy and lifestyle appeal. The gated, paved driveway creates an immediate sense of arrival, calm, and private, leading to a home that feels substantial yet welcoming.

Inside, a spacious, welcoming, light-filled entrance hallway leads to a series of three generous, versatile reception rooms that flow seamlessly from one to the next, including a drawing room and a family room, creating spaces for entertaining guests or day-to-day living.

The beautifully appointed kitchen/breakfast room, with integrated appliances and ample storage, has a thoughtfully placed dining table for sharing family breakfasts or evenings of entertaining, with doors opening directly onto the landscaped gardens; it's a space where indoor and outdoor living becomes second nature.

Modern technology enhances everyday living, with underfloor heating providing comfort throughout the ground floor, integrated lighting and audio systems, and a state-of-the-art CCTV security system, which offers privacy, security, and peace of mind.

There are six bedroom suites in total, including a luxurious principal suite flooded with natural light, dressing rooms and an elegant bathroom perfect for relaxing. The top floor offers superb additional flexibility, depending on your lifestyle: two sizeable spaces that are ideal for an au pair, a cinema room, a teenage den, or a home office, one of which opens onto a private balcony. This space offers an elevated vantage point over the surroundin



Floor Plan

St. Anns Hill Road, Chertsey, KT16

Approximate Gross Internal Area = 430.4 sq m / 4633 sq ft
 (Including Reduced Headroom)
 Annex (Including Garages) = 115.6 sq m / 1245 sq ft
 Outbuildings = 27.7 sq m / 298 sq ft
 Total = 573.7 sq m / 6176 sq ft



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. www.london58.com © 2025 hello@london58.com



Features

- Private gated residence on sought-after St Ann's Hill, Chertsey, Surrey
- Over 6,000 sq ft of beautifully designed living space
- Six luxurious bedroom suites, including a stunning principal suite
- Three spacious reception rooms ideal for entertaining and family living
- Elegant kitchen/breakfast room with seamless access to landscaped gardens
- Detached studio annexe with kitchen, mezzanine, and private facilities
- Heated outdoor swimming pool with terraces and summer house
- Southerly gardens with mature planting and a tranquil carp pond
- Luxury features including underfloor heating, integrated tech, and CCTV
- Excellent location with fast access to London, top schools, and countryside walks

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Tenure - Freehold Council Tax Band - H

