



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

INCORPORATING  
**Waterford's**  
Residential Sales & Lettings

£2,000,000



# Svetlanas St. Anns Hill Road, Chertsey, KT16 9NN

Set within two acres of serene, landscaped grounds near the picturesque St. Ann's Hill Trail, this exceptional five-bedroom home is more than a property – it's a lifestyle. Designed to accommodate modern family living with seamless flexibility, this expansive retreat combines refined interiors, generous proportions, and an outstanding selection of outbuildings, all nestled in one of Surrey's most desirable locations.

Step inside to a welcoming entrance hall that flows effortlessly into the heart of the home – a dramatic, light-soaked reception room perfect for entertaining or relaxing. An elegant dining room, home office, and expansive kitchen/breakfast room form the core of the living space. The kitchen is a standout, with sleek cabinetry, a statement island, and natural light pouring through skylights.

Upstairs, the galleried landing connects three beautifully appointed bedrooms. The principal suite features balcony access, a dressing area, and an indulgent en-suite bathroom, creating a private sanctuary. Two further double bedrooms each enjoy en-suite facilities, ideal for guests or growing families.

Downstairs, the lower ground floor includes a fourth bedroom, a large living area, bathroom, and storage – perfect as a teenager's den, cinema room, or separate quarters.

## Outbuildings That Expand Your Possibilities

The property also features an exceptional range of additional spaces:

- A fully independent annexe – perfect for a live-in nanny, rental income, or multigenerational living
- Gym and studio spaces – create a home office, workshop, or personal fitness zone
- Pool house and decking – your private retreat for sun-soaked days and alfresco evenings
- Multiple sheds and storage rooms – practical and ready for creative use or conversion

Just moments from the tranquil trails of St. Ann's Hill and with excellent access to local amenities, schools, and commuter links, this is a location that balances peace and practicality.



Floor Plan

**St. Anns Hill Road, Chertsey, KT16**  
Approximate Gross Internal Area = 302.9 sq m / 3260 sq ft  
(Excluding Galleried Area / Swimming Pool)  
Outbuildings = 142.3 sq m / 1532 sq ft  
Annexe = 45.8 sq m / 493 sq ft  
Total = 491.0 sq m / 5285 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

- Grand, light-filled living spaces – including a showstopping triple-aspect reception room with full-height glazing
- Striking kitchen/breakfast room with central island and skylight, perfect for daily life and entertaining
- Self-contained one-bedroom annexe with kitchen and living space
- Private swimming pool and pool house with decked entertaining space
- Ample driveway parking and private entrance
- Five versatile bedrooms and four luxurious bathrooms, designed for comfort and privacy
- Lower ground floor featuring bedroom, lounge, and bathroom – ideal for guests or extended family
- Detached gym and studio offering separate zones for work, wellness, or creativity
- Multiple sheds and storage buildings for hobbies or future development

**Aspen Estate Agents incorporating Waterfords**  
32 High Street  
Chobham  
Surrey  
GU24 8AA  
01276 858 589  
chobham@waterfords.co.uk



Tenure - Freehold Council Tax Band - H



