



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

£2,750,000

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A striking gated residence on sought-after St Ann's Hill, Southwood delivers over 6,000 sq ft of beautifully designed living. With six bedroom suites, a detached studio annexe, landscaped south-facing gardens, a carp pond, and a heated outdoor pool, it's a home built for both impressive entertaining and effortless everyday life.

Set in an elevated, leafy position, the property combines privacy with presence. A paved, gated driveway creates a strong sense of arrival, leading into a light-filled interior where a generous entrance hall opens onto three flowing reception rooms - perfectly balancing formal hosting and relaxed living.

At the heart of the home, a sleek kitchen/breakfast room with integrated appliances and garden access invites sociable living, seamlessly connecting indoors and out. Underfloor heating, integrated lighting and audio, and advanced CCTV bring comfort and peace of mind.

Upstairs, six well-appointed bedroom suites include a luxurious principal suite with dressing space and an elegant bathroom. The top floor adds flexibility, offering ideal space for a cinema room, office, or guest quarters, with one room opening onto a private balcony.

A self-contained annexe with its own living space, kitchen, and mezzanine studio provides excellent versatility for guests, extended family, or working from home.

The south-facing gardens are a true highlight -mature, private, and thoughtfully landscaped with sweeping lawns, terraces, and a carp pond. A charming Grade II listed gatehouse adds a touch of heritage, while the heated swimming pool, summer house, and generous outdoor entertaining spaces create an exceptional setting.

Perfectly positioned for both town and country living, Southwood enjoys convenient access to London Waterloo in around 45 minutes, with excellent transport links via nearby stations, the M25, and Heathrow. Renowned schools, golf clubs, and scenic countryside walks are all close at hand.



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.
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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

