



East Road, Weybridge





STRATHSPEY

# Seven bedroom home in the St George's Hill Estate.

The current property provides flexible accommodation with plenty of scope for redevelopment and modernisation located in the renowned St George's Hill estate.

The property sits behind electric gates and is approached via a sweeping gravel driveway with parking for several cars. The main entrance hall provides access to all principal rooms, the majority of which have views and access out onto the private terrace and beautiful gardens via sets of French doors. The garden is an ideal setting for entertaining family and friends and has a heated swimming pool. There is a formal reception room and dining room, a great sized family room with built in cabinetry and a modern kitchen/ breakfast room which offers a separate utility area and access through to the integral triple garage.



**Tenure:** Freehold

**Local authority:** Elmbridge Borough Council

**Council tax band:** H

Additionally there is a study and family room with built in cupboards and a cloakroom which completes the accommodation on this floor.

On the first floor is seven bedrooms with the main bedroom suite and two further bedrooms all offering en suites and dressing rooms. Additionally, there are four bedrooms and a modern family bathroom.

The approved planning permission is for a detached two-storey home just under 10,000 sq ft with integral garage and basement, incorporating swimming pool and associated landscaping including gates and piers following demolition of the existing house. Elmbridge Borough Planning Permission: 2021/3957.







## Local Area

St George's Hill is recognised as one of the UK's most prestigious, secure and private gated addresses, comprising approximately 964 acres of pine studded woodland and rhododendrons centred around a championship Golf Course.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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