

Pinedale, St. George's Hill, Surrey



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*Pinedale, Golf Club Road, St. George's Hill,
Weybridge, Surrey*

Located in the heart of this exclusive private residential estate and literally a 'stone's throw' from the St George's Hill Golf Club an exciting redevelopment 'project property' requiring refurbishment.

Pinedale is situated at the head of a long rising driveway in contoured grounds of c. 1.246 acres and extends to approx. 8,414 sq. ft overall arranged over 3 levels.

We understand the property was built in c.1989 offering spacious family and entertaining living arranged over 3 floors with indoor pool and games room at basement level. *

**It should be noted that the basement level will require complete remedial works throughout having historically been the subject of water ingress.*

Additional planning was granted in 2010/varied in 2013 for enlargement/ extensions both to main house and garaging block, now lapsed.

Offers in the Region of: £2,850,000 - Freehold

Accommodation

Ground Floor:

Feature split level Reception Hallway with Galleried Landing • Cloakroom • Triple aspect Drawing Room • Bar area • Family Room • Dining Room • Study • Kitchen/Breakfast Room • Utility Room • 2nd Cloakroom

First Floor:

Galleried Landing • Principal Bedroom Suite with ensuite Dressing Room and Bathroom • 2 Guest Bedroom Suites • 2 further Double Bedrooms • Family Bathroom

Lower Ground Floor:

Indoor Pool Hall with Pool, Spa and Seating area • Storage Room • Large Games Room • Plant Room

Gardens, Grounds & Outbuildings:

Impressive rising driveway • Hard standing for numerous cars • Detached Garage Block • Substantial rear Entertaining Terrace • Front and Rear Gardens extend to approx. 1.246 acres



Shared rising driveway to private entrance gates



Front elevation



Rear elevation



Split level Reception Hall, Triple aspect Drawing Room, Large Games Room, Indoor Pool Hall



Kitchen/Breakfast Room & Family Room



Principal Bedroom, Ensuite Bathroom, 2 Guest Bedrooms



Entertaining Terrace & Gardens

Approximate Area = 7942 sq ft / 737.8 sq m

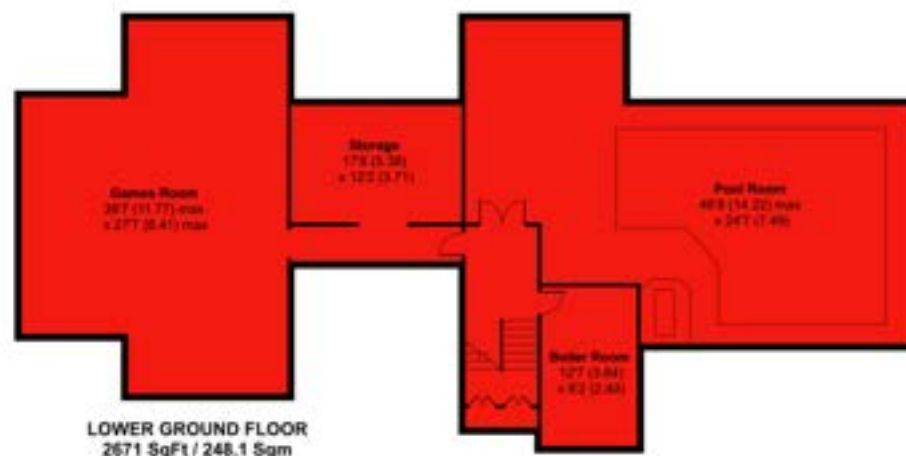
Garage = 472 sq ft / 43.9 sq m

Total = 8414 sq ft / 781.6 sq m

For identification only - Not to scale



GARAGE
472 SqFt / 43.9 Sqm



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Promap & EPC



Pinedale combines 3 Land Registry Titles:
 SY414603, SY459311, SY618492
 Approximately 1.246 acres (0.5 ha)
 (indicative only)

Energy performance certificate (EPC)

Pinedale Golf Club Road WEYBRIDGE KT13 0NN	Energy rating C	Valid until:	12 April 2035
		Certificate number:	9906-6875-0922-8408-3453
Property type		Detached house	
Total floor area		773 square metres	

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		