



**BEAUCHAMP
ESTATES**

Golf Club Road

WEYBRIDGE





Detached family home within prestigious Weybridge estate.

 7  6

Exterior

Summerwinds occupies a west-facing plot within the private St George's Hill Estate, with generous rear gardens screened by mature trees and the site's natural topography for privacy. Secure entrance gates open to a driveway leading to extensive underground parking, while the estate benefits from controlled gated security. The property is positioned close to the estate's golf course within approximately 900 acres of private surroundings.

Highlights

- Located within the private St George's Hill Estate
- Extensive underground parking
- Secure gated entrance





Interiors

Arranged over four floors, the house is designed to accommodate family living, entertaining and leisure. The ground floor includes a family kitchen and breakfast room overlooking the swimming pool and gardens, together with a separate service kitchen. Dedicated entertainment spaces occupy the lower ground and top floors, complemented by an indoor swimming pool, spa area, gym, passenger lift serving all floors, and a self-contained staff flat.



Features

- Gym
- Lift
- Swimming Pool

Location

The property is situated on the private St George's Hill Estate, home to the St George's Hill Golf Club and the St George's Hill Lawn Tennis, Squash and Croquet Club. Weybridge town centre is approximately 3 miles away, with road access via the A3 and M25 (J10). Mainline rail services are available from Weybridge and Walton stations, while Heathrow Airport is approximately 13 miles away and Central London around 24 miles. Distances are approximate.



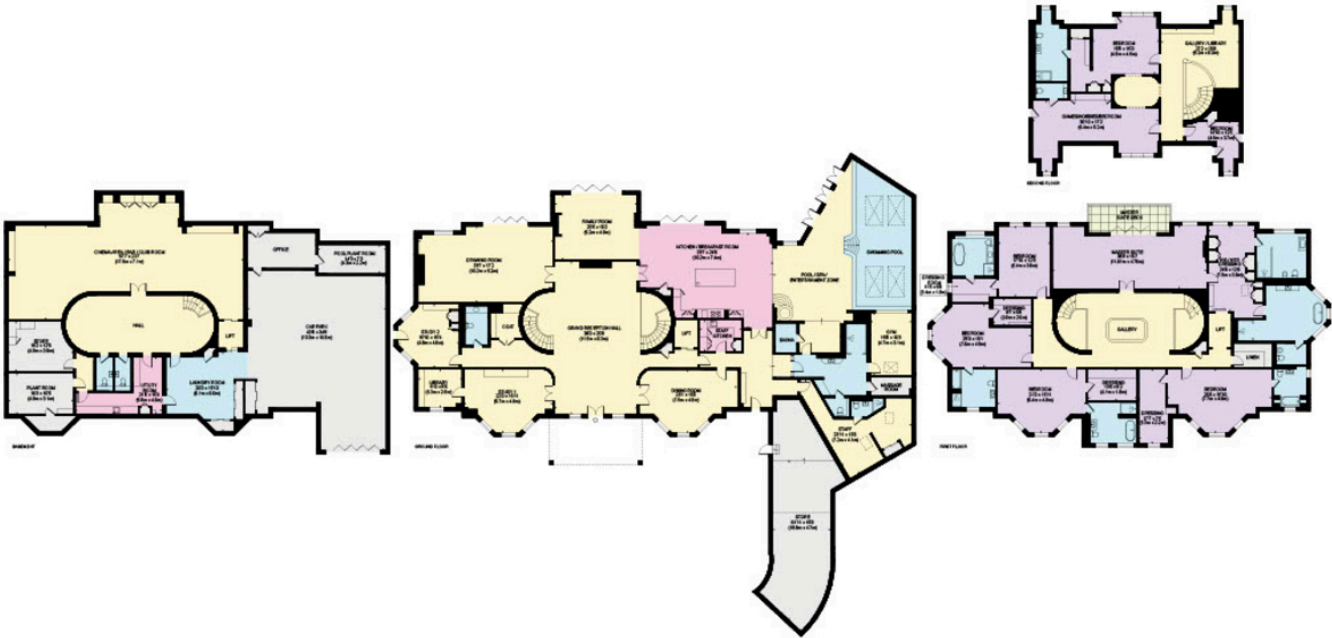
Terms

Price: £9,900,000
Tenure: Freehold
Local Authority: Elmbridge
Council Tax: H

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(82+)	A	(10+)	A
(61-81)	B	(61-91)	B
(39-60)	C	(39-60)	C
(15-40)	D	(15-40)	D
(9-14)	E	(9-14)	E
(1-8)	F	(1-8)	F
(0)	G	(0)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC	England, Scotland & Wales	EU Directive 2002/91/EC

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Approximate Gross Internal Area
17994 sq. ft / 1671.78 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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