

# *Pinedale, St. George's Hill, Weybridge, Surrey*



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# *Pinedale, Golf Club Road, St. George's Hill, 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 with the benefit of approved planning.*

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Pinedale is situated at the head of a long rising driveway in contoured grounds of c. 1.246 acres and currently 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.*

## **Current Planning Information**

Subsequent to original build, additional planning was granted in 2010/varied in 2013 for enlargement/ extensions both to main house and garaging block. Certificate of Lawful Development confirms planning permission remains extant (Nov. '25) In addition to above, there has been a further permission granted (Feb '26) for variants and amendments to the 2013 permission to extend existing property in excess of circa. 15,812 sq. ft (1469 sqm) in total with no CIL payment required —see 2025/2982 [Elmbridge Borough Council](#) for details. Computer generated front and rear images contained within these details show overall extensions, computerised proposed floor plans available upon request.

**Offers in the Region of: £3,250,000 - Freehold**

# *Existing Accommodation comprises*

## **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 • 2<sup>nd</sup> 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

## **General information:**

Council Tax Band H • Elmbridge Borough Council • Mains water • Private drainage • Mains electricity • Mains gas • Broadband • Annual charge to St. George's Resident's Association



Shared rising driveway to private entrance gates



Rear elevation and secluded gardens



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



**Kitchen/Breakfast Room & Family Room**

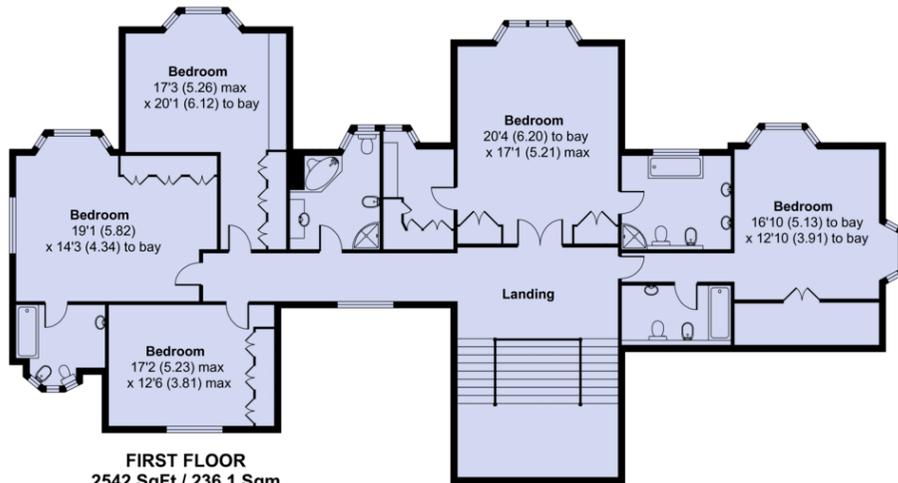
# Existing layout floorplans

Approximate Area = 7942 sq ft / 737.8 sq m

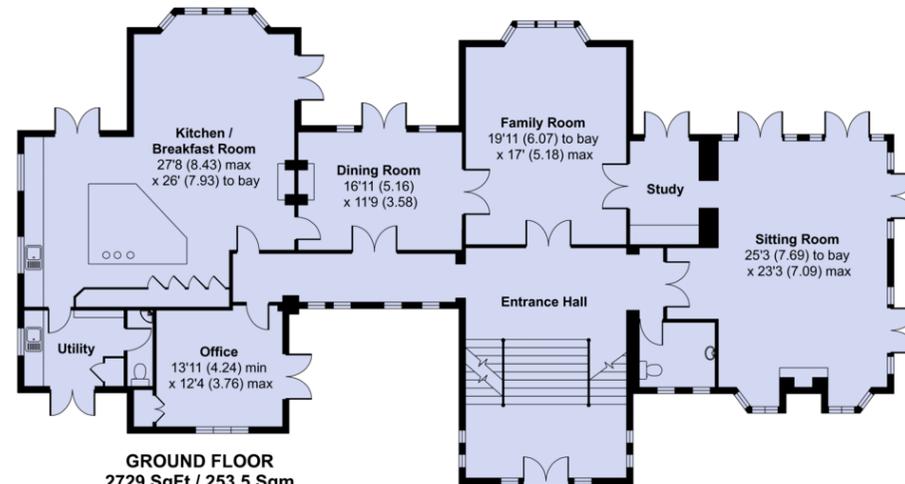
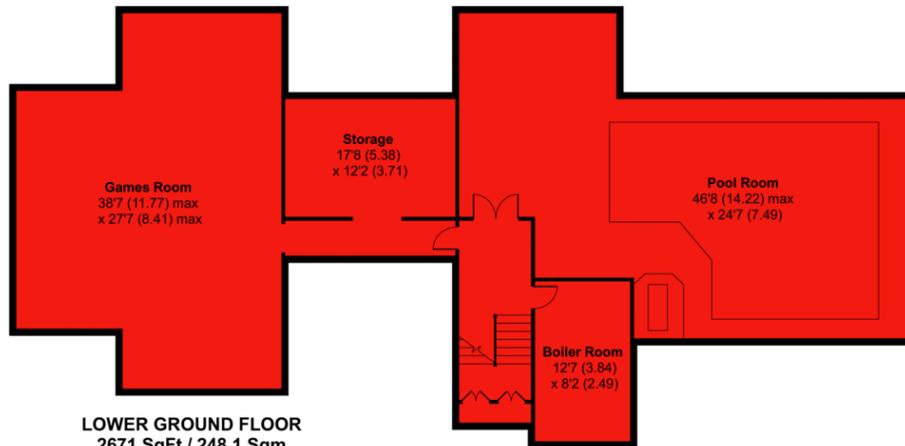
Garage = 472 sq ft / 43.9 sq m

Total = 8414 sq ft / 781.6 sq m

For identification only - Not to scale



**GARAGE**  
472 SqFt / 43.9 Sqm



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**Proposed and revised planning front elevation (CGI)**

*(computerised floorplans available upon request)*



**Proposed and revised rear elevation (CGI)**



# Promap & EPC



Pinedale combines 3 Land Registry Titles:  
 SY414603, SY450311, SY618492  
 Approximately 1.246 acres (0.5 ha)  
 (indicative only)

Energy performance certificate (EPC)			
Pinedale Golf Club Road WEYBRIDGE KT13 0NN	Energy rating <b>C</b>	Valid until:	12 April 2035
		Certificate number:	9906-6075-0922-0408-3453
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		