



# An exciting opportunity to acquire a unique building plot

**Springwood Cottage, East Road, St George's Hill, Weybridge, Surrey, KT13 0LG**

Guide Price £2,300,000 Freehold





### Local Information

St George's Hill is internationally renowned as one of the most sought-after private estates in England. Access onto the private, gated estate is controlled during the day by the estate's security personnel and is restricted at all times. St George's Hill is set in some 900 acres and features a private championship standard golf course and a separate private tennis and squash club. The tennis club is one of the foremost racquet sports clubs in England, with 30 grass and all-weather tennis courts, two indoor courts and four squash courts. The tennis club also has a 20 metre indoor swimming pool, a well-equipped gym and a restaurant and bar.

In addition to the on-site sporting facilities, there are many other challenging golf courses locally including Burhill, Wisley, Woking, Foxhills, Queenwood, Worplesdon and West Hill. Racing is available at Sandown Park, Ascot, Epsom and Windsor. Polo can be enjoyed at Guards Polo Club and The Royal Berkshire Polo Club.

St George's Hill offers an ideal location for families looking for security and privacy and there are several excellent English and International schools in the area including Reeds School, St George's College and The ACS International School at Cobham.

### About this property

The perfect opportunity to build a smaller, bespoke property within this renowned estate. Ideally suited to someone looking to build

their dream weekend 'country home', a downsizer wanting security or someone with homes worldwide.

The site has been cleared of trees and has full planning permission granted from both Elmbridge Borough Council and St George's Resident's Association to build a detached two-story home with basement.

The approved accommodation includes three bedroom suites, a fabulous kitchen/breakfast/dining room, study and formal drawing room. The basement plans include an entertainment room, cinema/games room, wine store, laundry room and a separate staff suite, complete with an en suite bathroom and kitchenette.

The pretty garden landscaping includes mature shrubs and trees which offers privacy from neighbouring properties. There is also a patio and outdoor seating areas.

Please note, CGI for indicative purposes only.

### Tenure

Freehold

### Local Authority

Elmbridge Borough Council

### Energy Performance

EPC Rating = To be confirmed

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Weybridge Office.  
Telephone: +44 (0) 1932 838 000.

