



CONIFERS  
OLD AVENUE  
ST GEORGE'S HILL

WEYBRIDGE, SURREY

IMPRESSIVE AND OPULENT FACADE



# UNIQUE OPPORTUNITY TO OWN A SPECTACULAR MANSION

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IN ENGLAND'S MOST PRESTIGIOUS PRIVATE ESTATE  
WITH AROUND 15,000 SQ. FT. GROSS AREA

Conifers is situated in the **heart of the exclusive St. George's Hill Estate**, benefiting from **peace, privacy and 24-hour security**, with excellent estate maintenance and within **easy reach of Central London, Heathrow and other airports**.

**Elevated, flat and secure plot** on Old Avenue, the **premier road in the Estate**, facilitates building a **luxurious residence on a grand scale located** in the centre of the Estate, so providing **greater security**.

Entire plot **surrounded by mature and tall greenery**, with excellent **screening and privacy**, and with no neighbouring properties over-looking the house. Flat plot allows for a **sweeping driveway** at the front, complemented by stunning designer gardens on all sides, and an **expansive, level and sun-drenched south-facing garden**.

**Full planning permission granted** by Elmbridge Council and St. George's Hill Residence Association in 2023, allowing building work to commence with extensive pre-build surveys already undertaken, and ground works prepared.

With plans by Ascot Design, a leader in mansion design, the property will offer **exceptionally high ceilings** and **an abundance of natural light**, providing balance and harmony. Plans include **grand reception rooms, informal family lounges, five bedroom suites, lift** and a **resort-style indoor spa and entertainment complex**, including an impressive swimming pool, jacuzzi, steam room, sauna, games room with bar, gym, wine cellar and cinema room, in addition to a staff flat with separate external entrance, and extensive service areas.

The new owner has the **opportunity to specify all internal fittings, finishes and smart technology**, including full air-conditioning as well as **all colour and design choices**. Scope to alter internal layout. White or colour-rendered, stone or red-brick façade possible.

Vacant plot status implies **substantial Stamp Duty tax savings** for a new buyer.

EXQUISITE RECEPTION ROOMS  
TO WELCOME GUESTS





CUSTOMISED COLOURS AND FINISHES  
SPECIFIED TO YOUR PERSONAL PREFERENCE



MAGNIFICENT MASTER  
BEDROOM SUITE

LUXURY RESORT-STYLE POOL  
AND ENTERTAINMENT COMPLEX



# CLASSICAL GEORGIAN GRANDEUR



North Elevation



EXCEPTIONAL CEILING HEIGHT,  
SYMMETRY AND BALANCE



South Elevation



ELEVATED FLAT PLOT

ABBOTS MOUNT



North-west elevation from first floor

EXTRAORDINARY MATURE TREES  
PROVIDE PRIVACY ON ALL SIDES

LOCATED IN CENTRE OF ESTATE,  
THE SITE PROVIDES GREATER  
SECURITY, WITH NO PUBLIC  
ACCESS FROM GOLF COURSE  
OR EXTERNAL ROADS



North-east elevation from first floor

# FLOOR PLANS

## GROUND FLOOR

411.1 SQ.M / 4,425 SQ/FT.

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Impressive entrance hall with direct views to rear gardens, central chandelier, lift, huge drawing room, vast formal dining, magnificent bespoke kitchen and breakfast area, separate prep kitchen and pantry, orangery leading to rear garden, family reception room, large study, guest powder and cloakroom rooms.

All the principal reception rooms have direct access to the south-facing rear gardens, and a separate side staff entrance. The ground floor further benefits from a staff powder room, large double garage (with extensive additional parking outside) and utility/boot room.

## FIRST FLOOR

309.3 SQ.M / 3,229 SQ/FT.

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The sweeping staircase leads up to a first floor filled with natural light from a large central and side sky-lights.

Master bedroom suite comprises a sitting area with fireplace, Juliet balcony, his and her separate large bespoke dressing rooms leading to his and her separate bathrooms.

Four additional bedroom suites, each with separate dressing rooms and ensuite shower/bathrooms. Spacious linen cupboards.

## LOWER GROUND FLOOR

527.7 SQ.M / 5,680 SQ/FT.

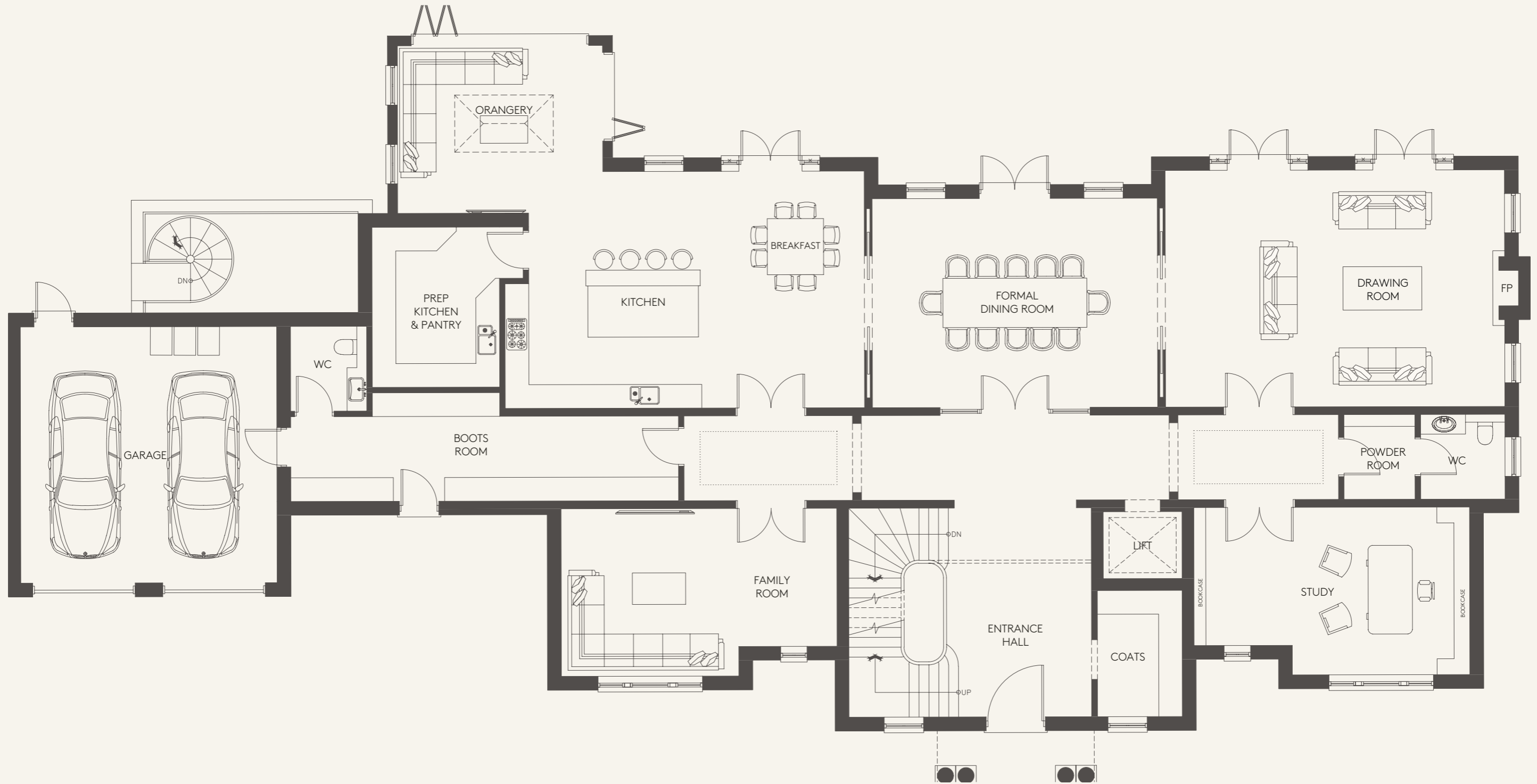
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The sweeping staircase leads down to an enormous luxury resort-style spa and entertainment complex, including an impressive rectangular swimming pool, spa/jacuzzi, sauna and steam room with separate changing room and powder room, club room with bar, large cinema room, gym with yoga area, and walk-in temperature controlled wine room.

Separate staff areas include a large self-contained flat with separate entrance, plant room, laundry room and extensive storage areas.

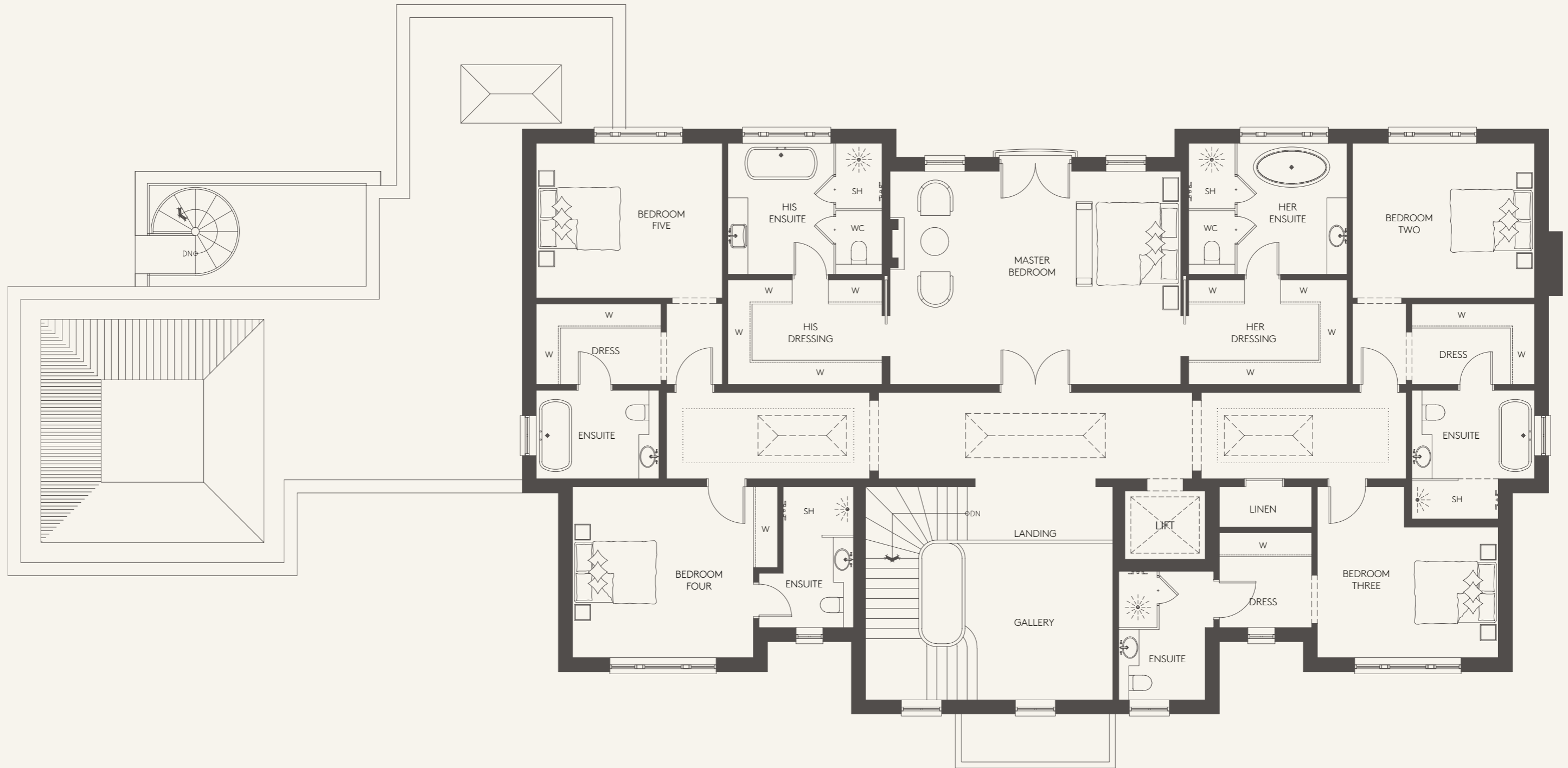
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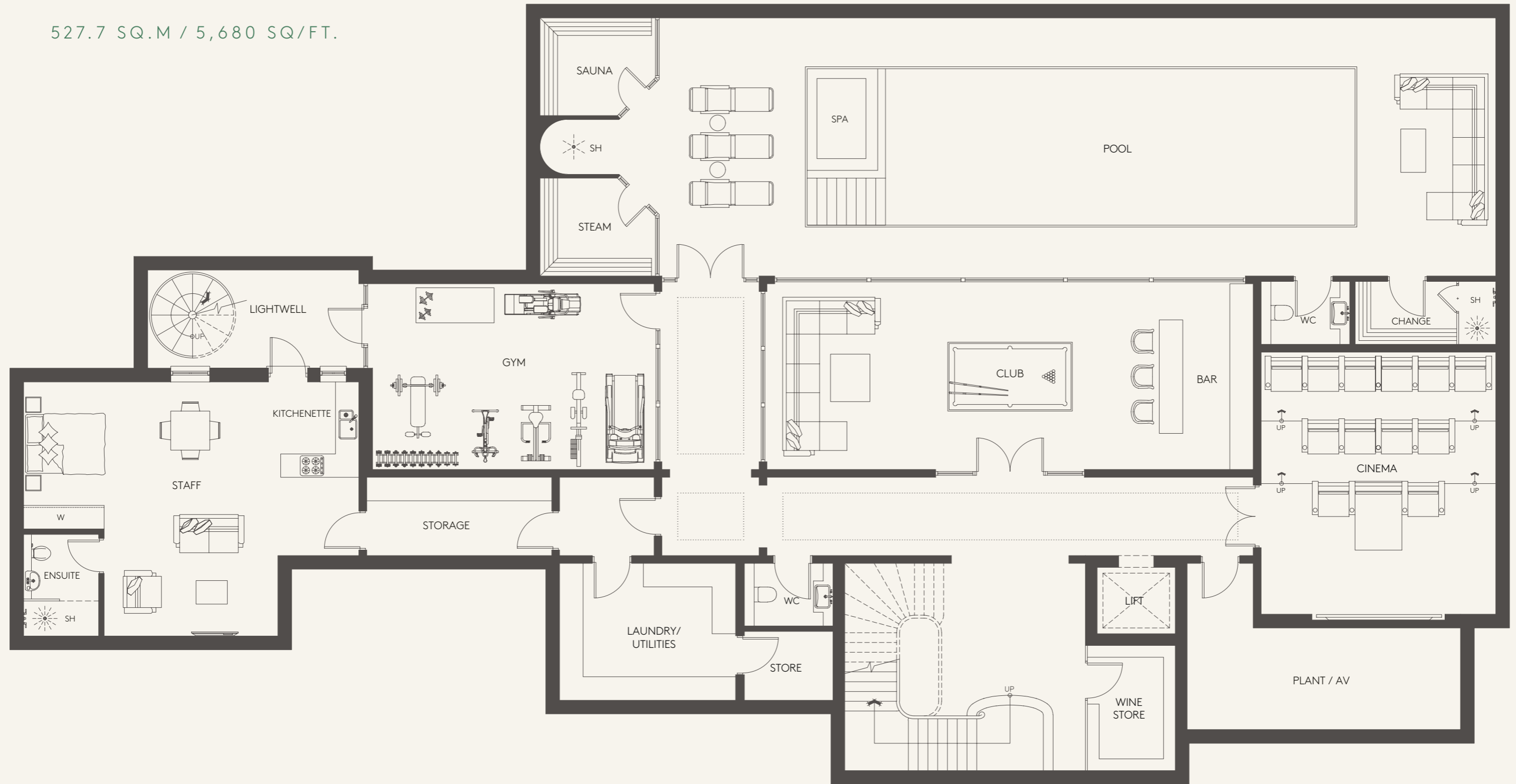
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DISCLAIMER: whilst every attempt has been made to ensure the accuracy of the floor plans, measurements are approximate and no responsibility is taken for any error or omission. Floor plans are illustrative for identification purposes only and not drawn to scale.



## ST GEORGE'S HILL ESTATE UNRIVALLED LOCATION

ST GEORGE'S HILL IS INTERNATIONALLY RENOWNED AS ONE OF THE MOST PRESTIGIOUS PRIVATE ESTATES IN THE UK.

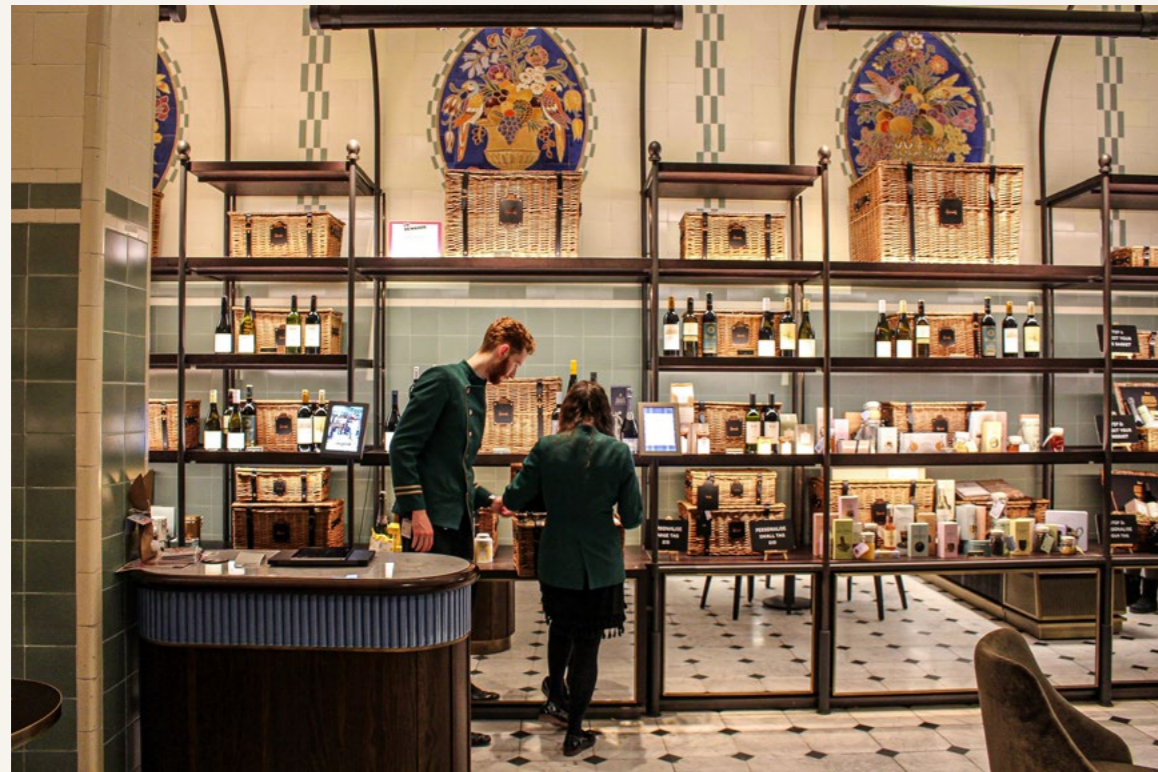
Access to the gated Estate is controlled by **24-7 private security** with number plate recording, escorting of pre-booked service vehicles, and extensive CCTV coverage, successfully preserving the peaceful, natural ambience and amenity for privileged residents.

St George's Hill Estate is set on the edge of leafy Weybridge, with close proximity to Central London via the A3 and M25 as well as by train to London Waterloo within 28 minutes. Heathrow and Gatwick Airports are easily accessed, as is the private Fairoaks Airport.

The Estate is set within about 900 acres, and features a championship golf course as well as a separate tennis and squash club, all of which make it an ideal location for families looking for tranquillity, world-class facilities and privacy.



# AREA HIGHLIGHTS





### EXCEPTIONAL SPORT & RECREATIONAL ACTIVITIES

- Championship golf at St. George's Hill, Effingham, Burhill, Wentworth, Sunningdale, Queenwood, Foxhills and Wisley.
- Tennis at St George's Hill and Wimbledon.
- Racing at Sandown Park, Epsom Downs and Royal Ascot. Polo at Guard's Polo Club Windsor and The Royal Berkshire Polo club.
- Extensive walking and riding opportunities, including Surrey Hills and South Downs, and stunning gardens at Painshill Park, Claremont Gardens, RHS Garden Wisley. Hampton Court Palace and Windsor Castle within easy driving distance.
- Brooklands motor racing with Mercedes-Benz World and nearby theme parks at Chessington World of Adventures and Thorpe Park.

### OUTSTANDING SCHOOLS

- Wide range of outstanding local schools, including ACS International School, TISIS, St George's College, Reeds and Dane's Hill close by.
- Eton College, Harrow School, Wellington College, Charterhouse School, Royal Guildford Grammar School and King's College School Wimbledon all within easy driving distance.

### FANTASTIC LOCAL SHOPPING & DINING

- Quaint town of Weybridge caters to all daily needs. Wider range of shops and boutiques in Guildford within a short-drive.
- Extensive nearby dining options include several Michelin star restaurants, the Ivy Brasserie, Ivy Asia, the luxury Beaverbrook Hotel and Spa, and the Dorchester Collection's Coworth Park.
- Harrods, Harvey Nichols, Selfridges and the boutiques of Sloane Street and Bond Street easily accessible.





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