



High Pine Close, Weybridge



A three bedroom house on a highly sought after private road.

Planning is already in place to extend this unique 3-bedroom property into a large five-bedroom house of 3552 square feet in total. The plans incorporate a large open plan living / kitchen / dining room to the rear, taking full advantage of the SW facing garden. There would be three further reception rooms on the ground floor to make this a spacious family home.

The plans for the principal bedroom include a large walk-in wardrobe and en-suite bathroom and dressing room. There would be another three double bedrooms, a study and family bathroom on the first floor. There is also plenty of off street parking at the front of the house and a large garage.



Guide price: £1,750,000

Tenure: Freehold

Local authority: Elmbridge

Council tax band: G







These computer generated images refer to a second approved scheme to extend the house to 4348 sq ft if buyers were interested in this.



These computer generated images refer to a second approved scheme to extend the house to 4348 sq ft if buyers were interested in this.



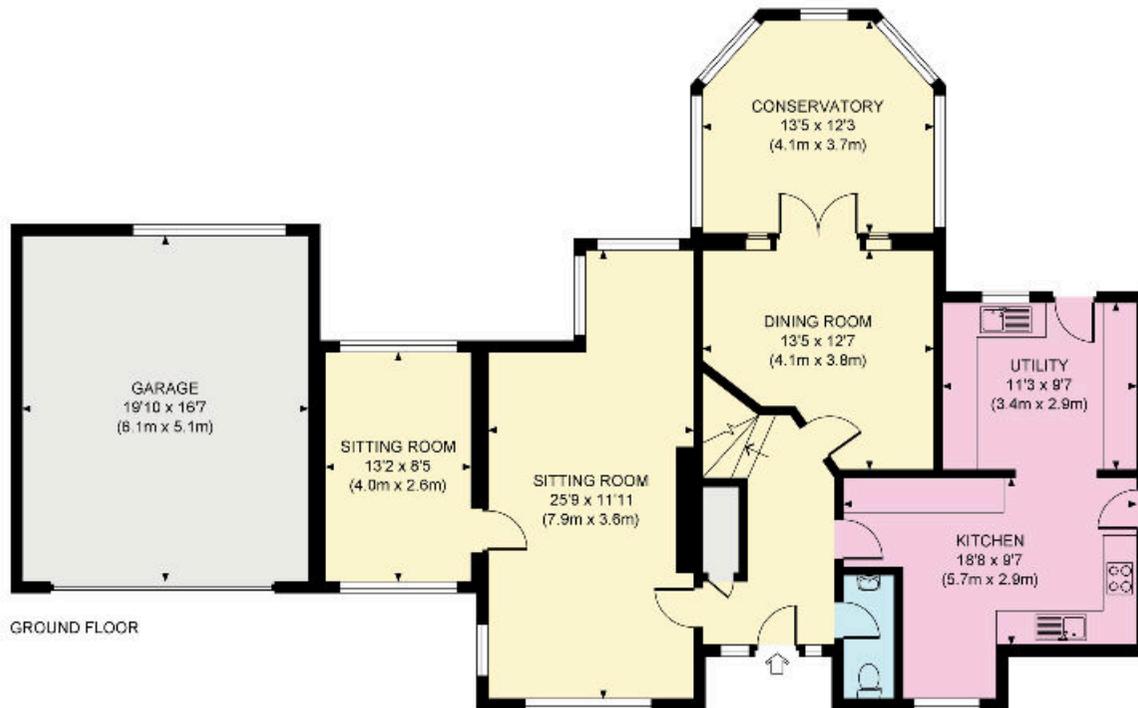
High Pine Close is a private road close to Queens Rd, which boasts a number of boutique shops, Tesco Express for everyday essentials and a handful of restaurants, including the recently launched Mimis.

Weybridge town centre is only moments away boasting a similar mix of high street chains and individual boutiques, including a Waitrose supermarket. There is an excellent mix of restaurants and gastro pubs including Cote Brassiere, Prezzo, The Minnow and The Queens Head. Brooklands also offers a wider range of shopping including Marks and Spencer.

Schooling in the area is superb with an excellent selection of both private and state schools including Cleves School, Oatlands Infant School and Manby Lodge (all subject to catchment areas) and a superb choice of private schools including St Georges Junior and College, Hampton, Halliford. the all-girls Notre Dame, Sir Williams Perkins and the ACS International School.

The local train service will get you to Waterloo in a mere 30 minutes and there is easy access to London via the A3. The M25 also allows easy access to Heathrow and Gatwick.





Approximate Gross Internal Area
2034 sq ft / 189.0 sq m
Approximate Gross Internal Area Outbuildings
331 sq ft / 30.7 sq m



Knight Frank
Weybridge
20 High Street
Weybridge
KT13 8AB
knightfrank.co.uk

We would be delighted to tell you more
Andrew Chambers
0193 2548001
andrew.chambers@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2022. Photographs and videos dated October 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.