



# PINEWOOD

93 College Ride, Bagshot GU19 5EP

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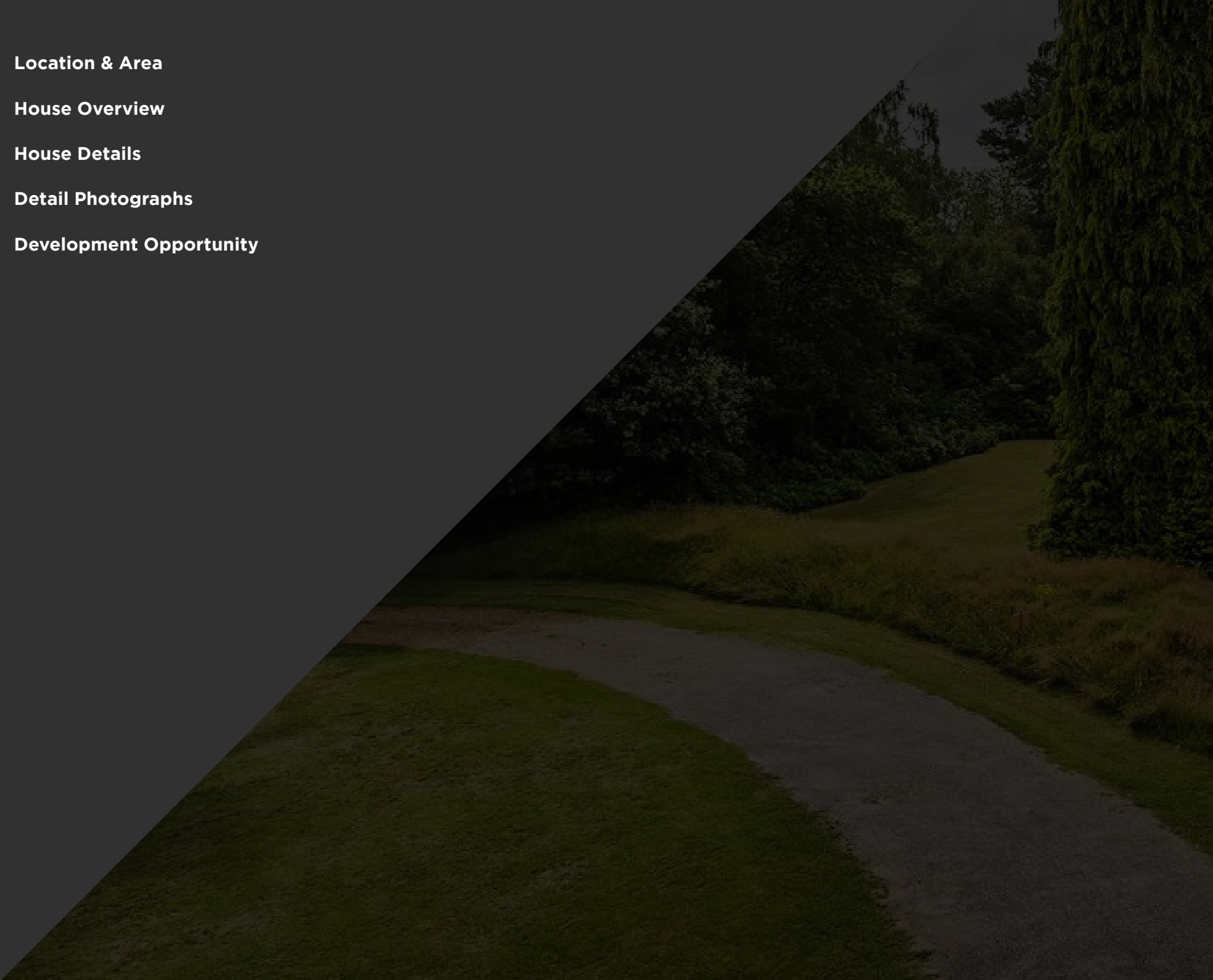
**Location & Area**

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**House Details**

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# LOCATION

Welcome to Bagshot, an exquisite tapestry of serenity and luxury nestled in the heart of Surrey, England. Renowned for its affluent community and historic charm, Bagshot stands as a beacon of exclusivity, offering discerning buyers a haven that not only promises a prestigious postcode but also an enviable quality of life.

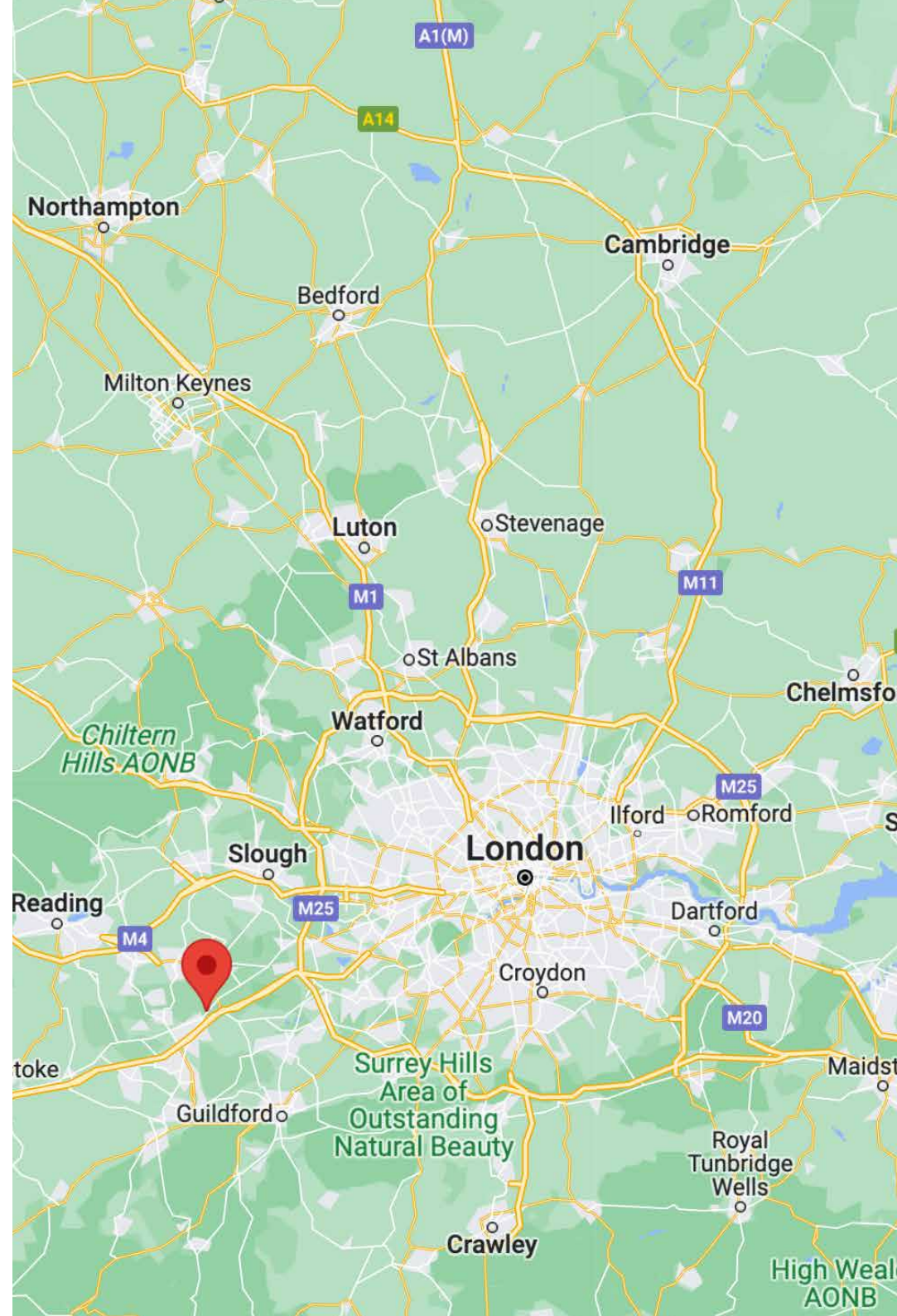
## ACCESSIBILITY

**Proximity to London:** Approximately 25 miles southwest of central London, allowing for a comfortable commute or leisurely travel to the capital.

**Motorway Access:** Direct access to the M3 motorway and around 8 - 10 minutes drive to the M25, facilitating easy travel to London, the South West, and other major regions.

**Airport Access:**  
Farnborough Airport - 8miles - 10-20mins  
Heathrow Airport - 15miles - 20-30mins  
Gatwick Airport - 41miles - 40-50mins  
Luton Airport - 48miles - 50-60mins

**Hospital Access:** Located just 4 miles away from Frimley Park Hospital, a highly renowned hospital that is rated by the CQC as Outstanding.





## Railway Links:

Farnborough Station provides a 35 minute service into Waterloo and is 6 miles from the property.

Bagshot Station provides a 1hr 10 minute service into Waterloo via Ascot and is 0.7 miles from the property.

## SCHOOLS & EDUCATION

### Nursery:

Bagshot Infant School	0.8m
Bagshot Pre-School	0.8m
Little Echoes Nursery	2.0m

### Primary:

Connaught Junior School	1.3m
Cordwalles Junior School	2.4m
Hammond School	3.4m

### Secondary:

Collingwood College	2.3m
Woodcote House School	2.5m
Gordons School	4.6m

# HOUSE OVERVIEW



## OVER 15,000+ SQ FT SET IN 16 ACRES

Designed with Norman Shaw in mind, Pinewood is a substantial detached Arts and Crafts style House. One of the many typical Arts and Crafts designs can be seen in the form of a terracotta sunflower, set into the brickwork.

The property was built in 1880 for the Elphinstones, Sir Howard Elphinstone was appointed by the Prince Consort to be Governor to Prince Arthur, when the Prince was eight and half years old. He was thought to have later supervised the building of Bagshot Park and, in 1887, Sir Howard was appointed aide-de-camp to Queen Victoria.

A valued friend to both the Queen and Duke of Connaught, he died tragically at sea in 1890.

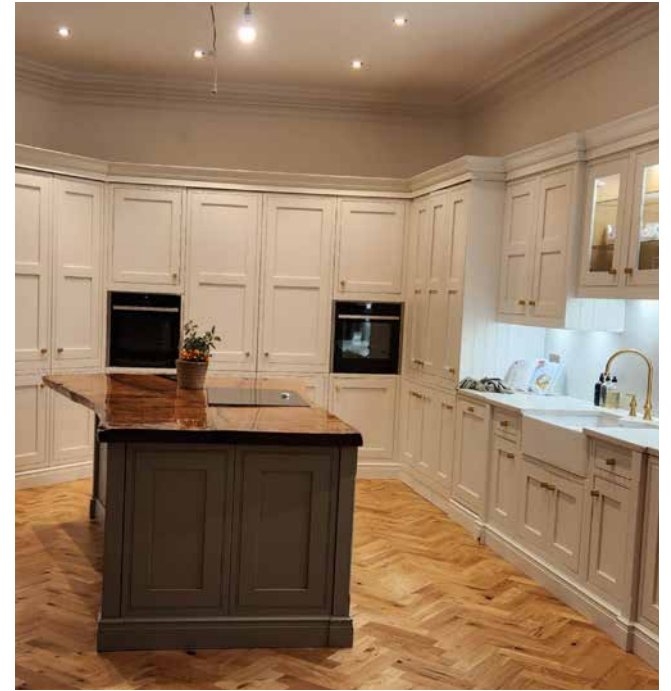


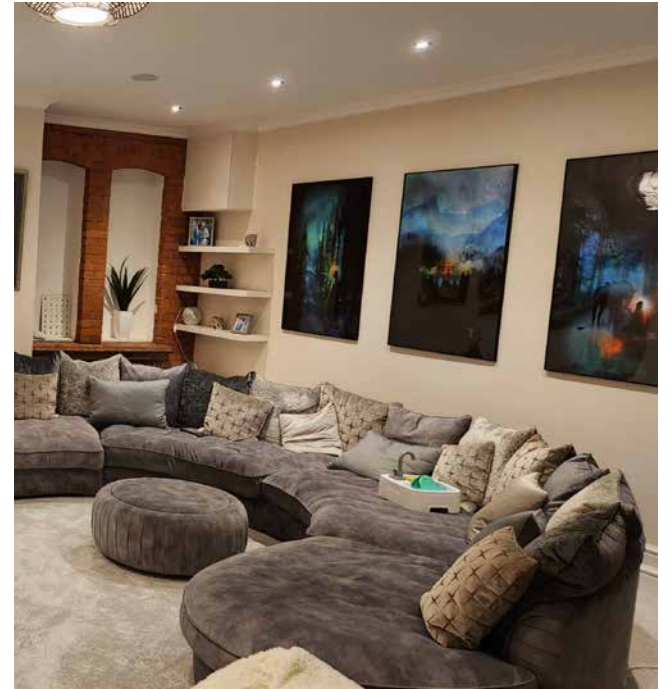
## 4,000+ SQ FT OF OUTBUILDINGS SET IN PRIVATE GROUNDS

Set in extensive private grounds that exceed 16 acres, the property is accessed via a long and private gated driveway ensuring both privacy and security.

The grounds of the property consist of secluded parklands that includes a historic private lake and private gardens.









# ADDRESS

PINEWOOD

93 COLLEGE RIDE

BAGSHOT GU19 5EP



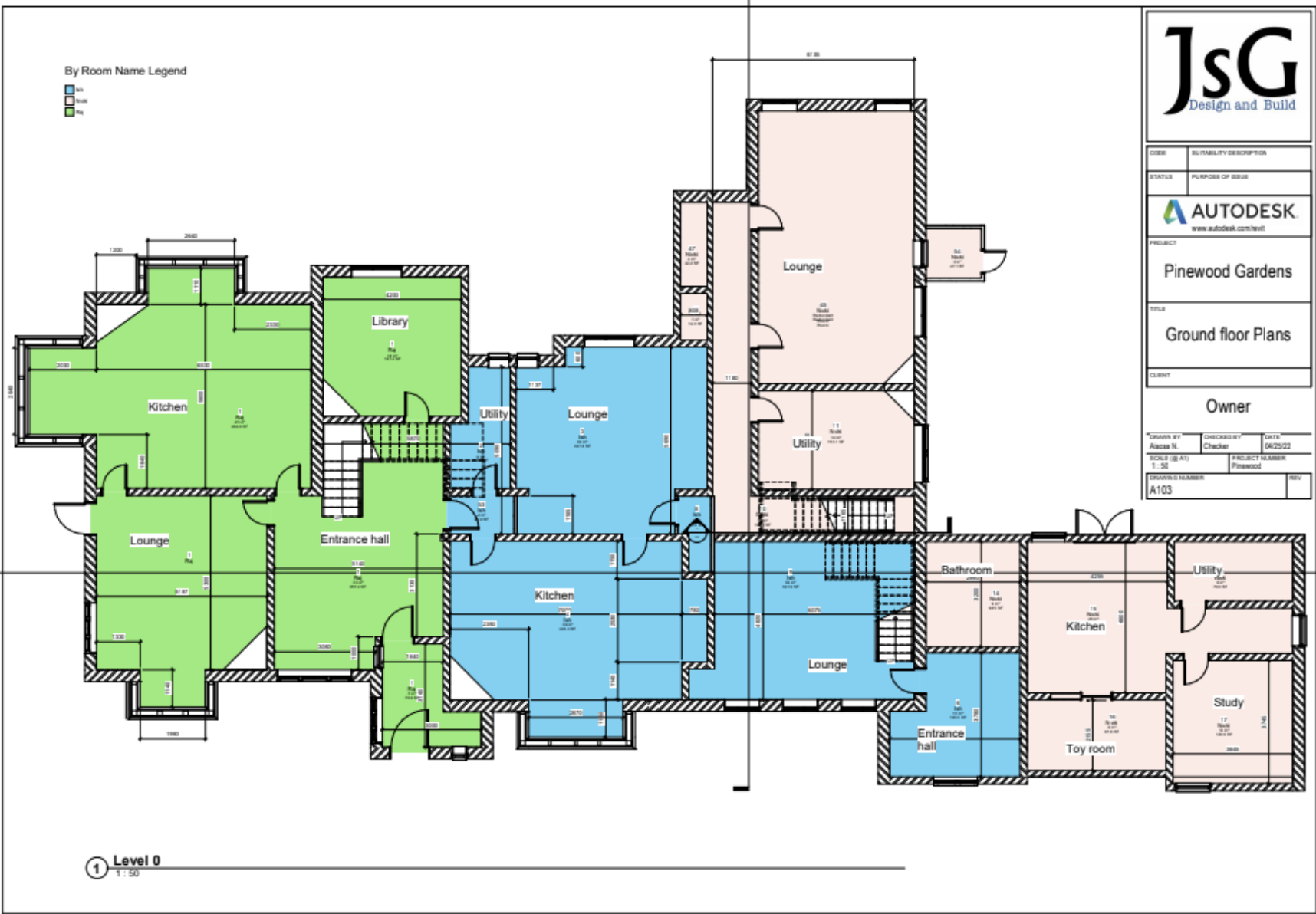
# EXTERIOR FEATURES



A HARMONIOUS BLEND OF CLASSIC ELEGANCE AND MODERN LUXURY, PERFECT FOR DISCERNING CLIENTS SEEKING AN EXCEPTIONAL LIVING EXPERIENCE.

THE ESTATE'S CAPACITY FOR PERSONALIZATION AND THE EXISTING PLANNING PERMISSION PRESENT A UNIQUE PROPOSITION FOR CLIENTS LOOKING TO TAILOR THE PROPERTY TO THEIR SPECIFIC DESIRES OR BUSINESS ASPIRATIONS.

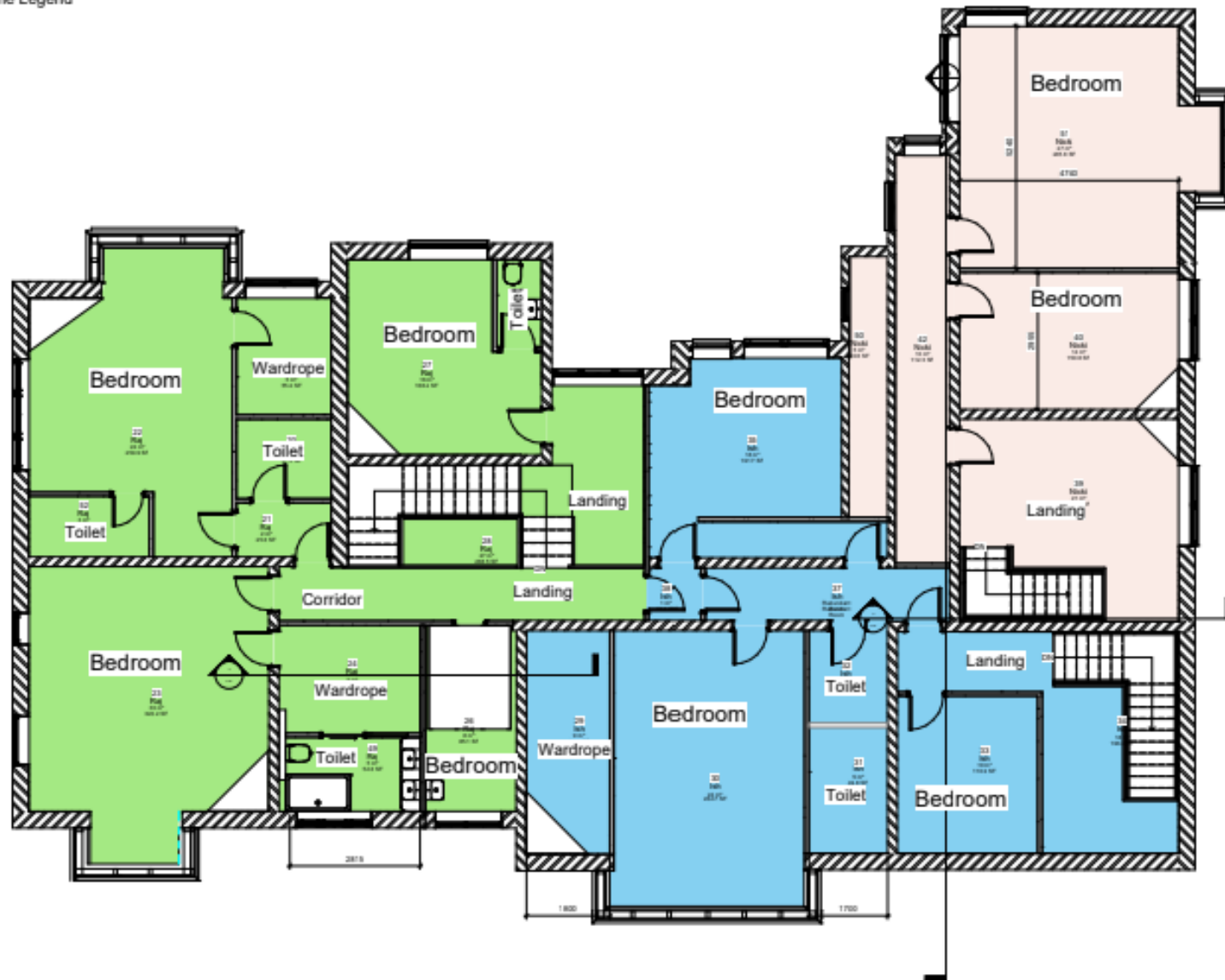
# FLOOR PLAN



Please note that extensive works have been completed since this floor plan has been produced, including a new basement and loft conversion, an up to date floor plan should be requested by interested parties.

# FLOOR PLAN

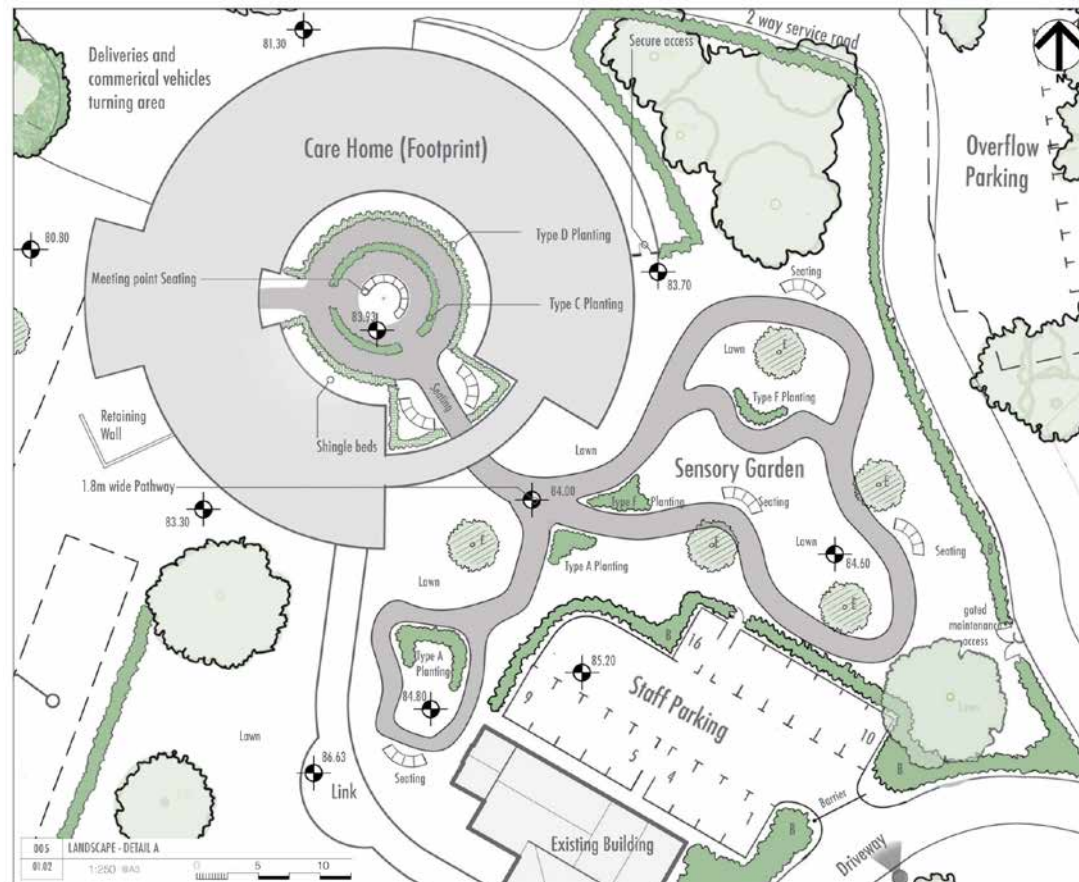
By Room Name Legend



# DEVELOPMENT OPPORTUNITY

Application was approved by the local council under planning permission approval number APP/D3640/W/17/3173375 (SU/16/0681) for the construction of the attached 3 storey and part four storey 69 bedroom care home.

The opportunity to develop this can be sold with the property or be demarcated should the buyer interest be only in the main residence dwelling and the attached 5 acres of land. The remainder of the adjoining land will be the site of the development of the care home.



## Proposed care home elevations

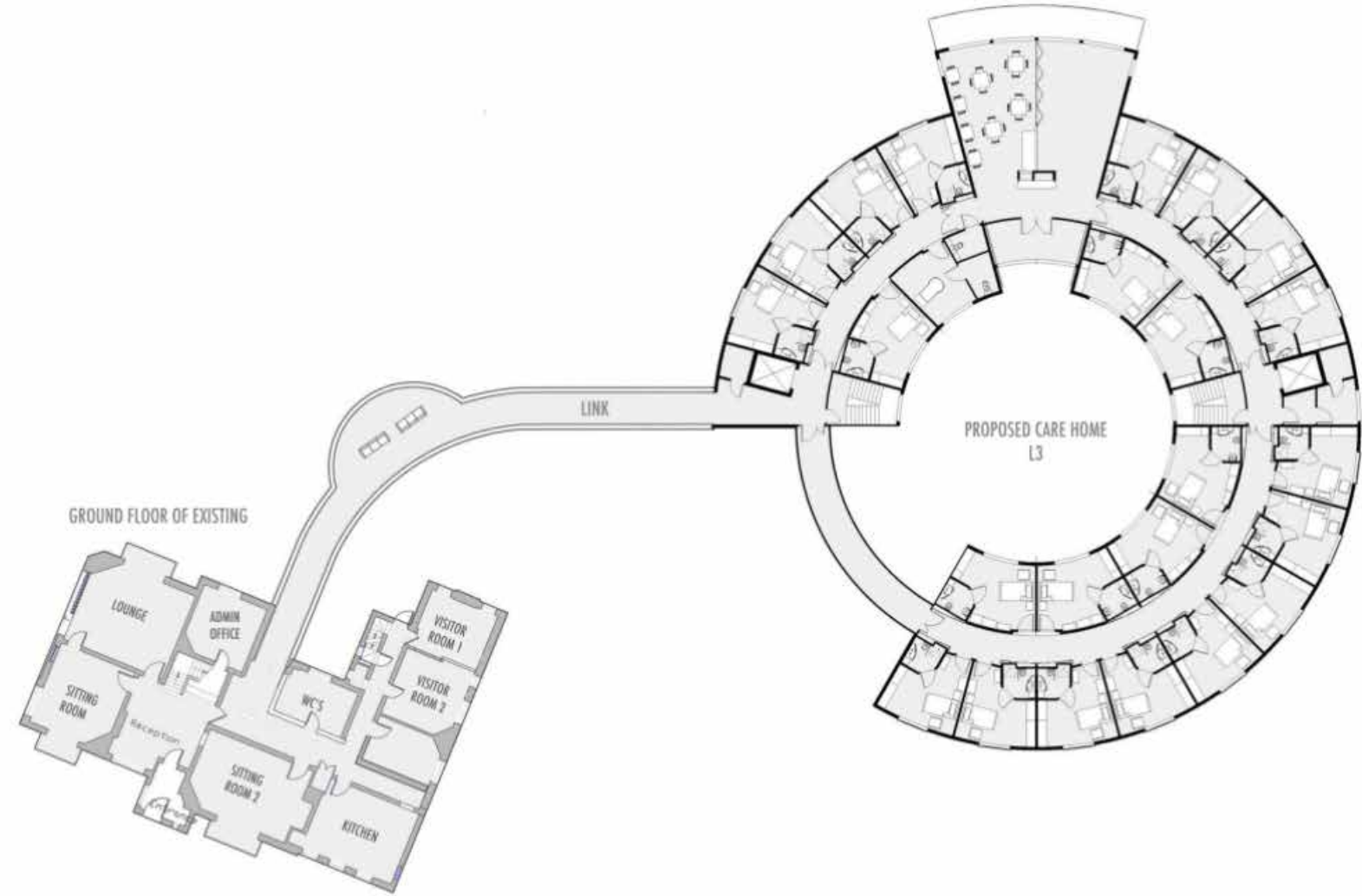


NORTH ELEVATION  
SCALE 1:200



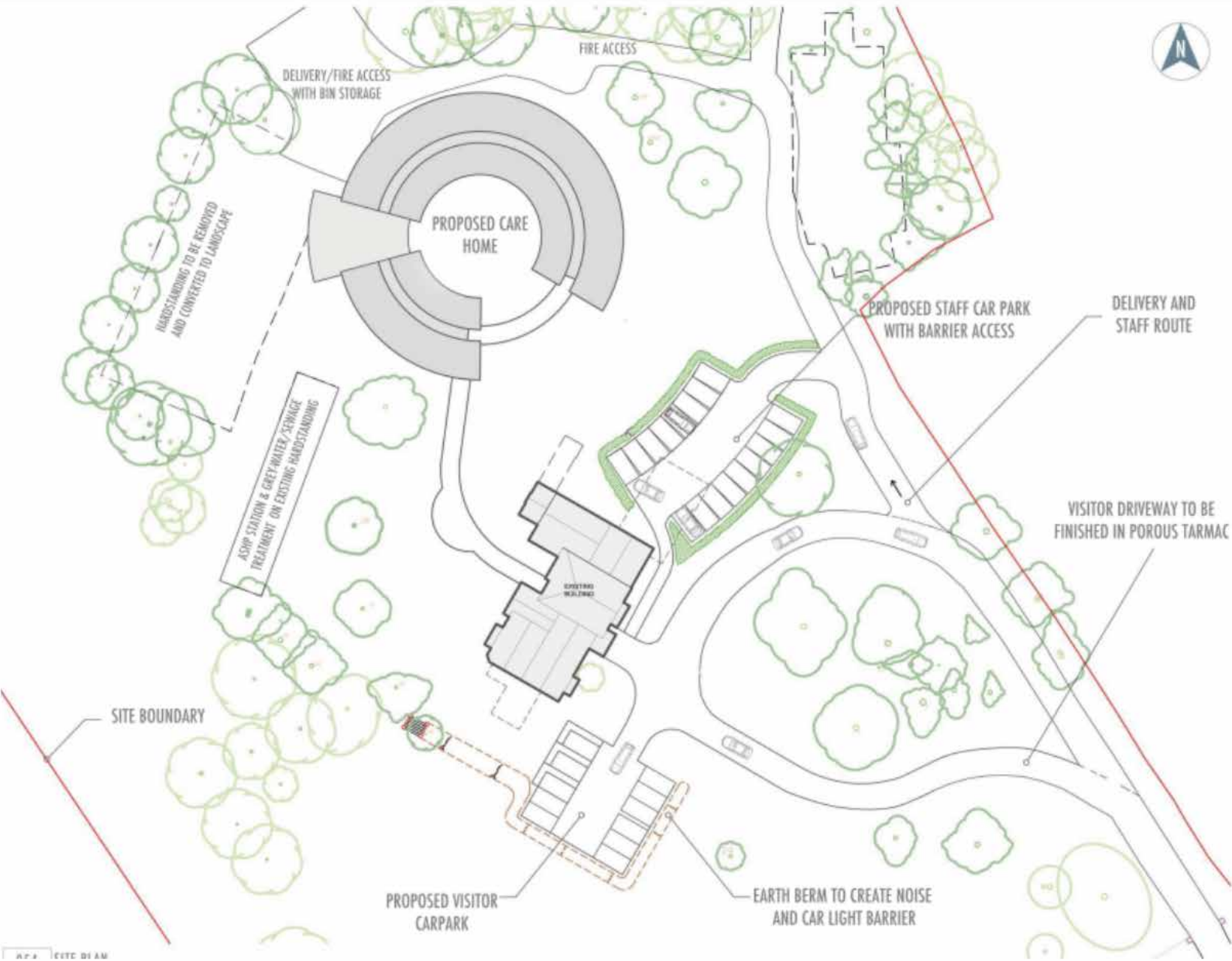
SOUTH ELEVATION  
SCALE 1:200

Proposed layout



054 GROUND FLOOR AND L3

Proposed site plan



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