



## Weybridge

Offers In Excess Of £2,000,000 (Freehold)

Situated on the Oatlands side of Weybridge in a mature private road is this superb detached family home with a real contemporary/quality feel, situated on a generous plot of 0.343 providing accommodation extending to 3781 sq ft, spread over two floors. EPC Rating C



What a great family home this is having been updated and refurbished by the current owners to exacting standards, with generous well balanced accommodation. The ground floor accommodation is superb for modern family living with a spacious entrance hall which gives direct access into the two principle formal reception rooms, with the lounge having a feature fireplace providing the focal point and internal double doors leading to the games room. Running across the back of the house is bright and airy open plan accommodation made up of the family/games room leading into the kitchen/breakfast room with central island and rear bi fold doors opening out on to the rear terrace and gardens, which provides superb space for entertaining. The kitchen area then gives access to a further family room and a very handy utility room and from this area there is also a door leading into the integral garage.

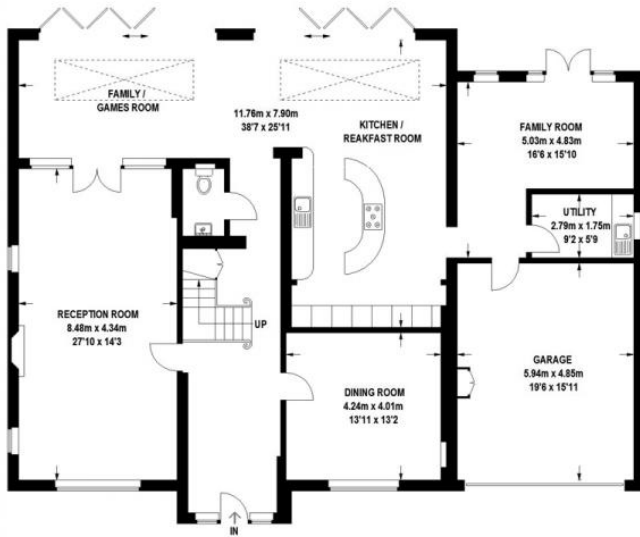
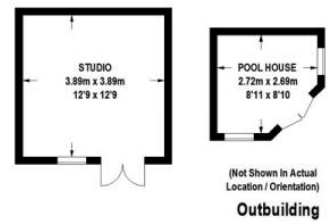
Upstairs, there are five separate bedrooms. The master bedroom is an amazing suite running the whole depth of the property and more, incorporating a vast dressing room with extensive built in wardrobes and there is a very large luxurious en suite bathroom and Juliette balcony from the master bedroom overlooking the rear garden. All of the other bedrooms have built in wardrobes, two also have ensuite facilities with a family bathroom serving the remaining two bedrooms.

- Updated And Refurbished
- Mature Private Road
- Five Separate Bedrooms
- Generous Plot
- Must Be Viewed

# Floorplan

## Cleves Wood

Approximate Gross Internal Area  
 (Including Garage / Reduced Headroom / Excluding Void)  
 351.3 sq m / 3781 sq ft  
 Outbuilding = 21.7 sq m / 234 sq ft  
 Total = 373 sq m / 4015 sq ft



Ground Floor



First Floor

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

## Directions

The property is situated on a private road close to Oatlands Village, it is conveniently located for the local nearby amenities and it is in the catchment area for highly regarded schools. Weybridge town centre has an extensive range of both High Street chains and individual boutiques including a Waitrose supermarket plus a good mix bars and restaurants. The near by Town of Esher, Cobham and Walton on Thames provide further shopping outlets, restaurants and recreational facilities. Transport links are excellent in this area. Weybridge mainline station has a regular service into London Waterloo in approximately 30 minutes and the M25 junction 10 is 3 miles away giving access to the motorway network. Central London is 21 miles and accessed via the A3 (2.5 miles) and Heathrow airport (13 miles), Gatwick airport (21 miles) are in easy reach.



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