



Oatlands Avenue, Weybridge





Generously sized detached home

Situated in a private cul-de-sac of only 4 houses and in a large wrap around garden, this property offers spacious rooms and a flexible living arrangement. Although peacefully located, the house is 0.2 miles from the highly regarded Cleves School and 0.5 miles from the renowned Oatlands School. Manby Lodge Infant School is also less than a mile away and the independent St George's Junior is close-by. Walton Station with its fast service to London Waterloo is also within easy reach at 0.7 miles. Entry to the house is into a wide hallway with wooden parquet floors, which gives access to the eat-in kitchen, the home office, a large playroom and the main reception which is bright and has a wonderful log burner as a focal point. A superb TV room completes the reception spaces on offer. The garden can be accessed from both sides of the property and is mostly lawned, with a large space at the far end which would be perfect for a children's play area or garden studio. The principal suite has a vaulted high ceiling and plantation shutters, with built in cupboards and a large en-suite bathroom. There are up to 6 further bedrooms of varying sizes but all could fit a double bed. Two of these bedrooms have a dual aspect into the garden and a vaulted ceiling which adds to the feeling of space and light. Externally there is driveway parking for three cars and a double garage.

Tenure: Freehold

Council Tax Band: G

Local Authority: Elmbridge Borough Council



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Weybridge town centre has a range of both high street chains and individual boutiques, including a Waitrose supermarket and an excellent mix of restaurants and gastro pubs including Gigging Squid, Gails, The Minnow and The Queens Head pub. Brooklands also offers a wider range of shopping including Marks and Spencer. Mercedes Benz World and the famous Brooklands Museum are also located in Brooklands. Walton has an Everyman Cinema, plus many caf  s restaurants in town and pubs lining the river. Golf enthusiasts have a number of the area's best golf courses to choose from St George's Hill, Burhill and The Wisley along with an excellent choice of health and tennis clubs including St George's Hill Lawn Tennis Club, Foxhills, Bannatyne's and David Lloyd. The A3, M25 and the M3 are within easy reach along with the larger towns of Kingston, Woking and Guildford. Schooling in the area is superb with an excellent selection of both private and state schools including Cleves School, Oatlands School, Manby Lodge Infant School and Heathside School (all subject to catchment areas) and a superb choice of private schools including St George's Junior and College, Hampton, Halliford, Sir Williams Perkins, Reeds, Notre Dame, Feltonfleet and the ACS International School.

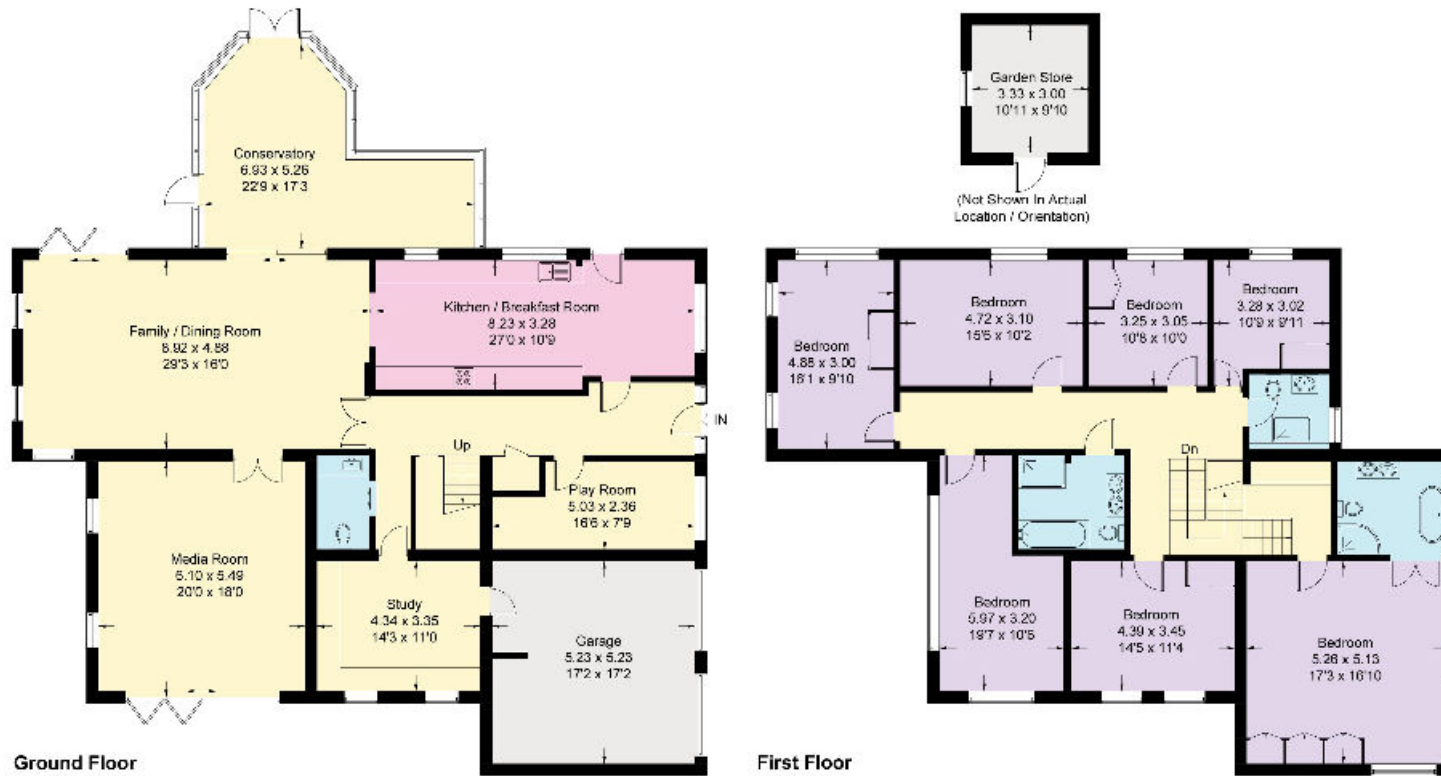






Ardesley Wood, KT13

Approximate Gross Internal Area = 380.2 sq m / 4093 sq ft
 Garden Store = 10 sq m / 108 sq ft
 Total = 390.2 sq m / 4201 sq ft



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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