



Woburn Hill, Addlestone



Detached period home

A detached period home set in over an acre of garden and accessed via a private driveway, Amroth has been in the same family for over 60 years.

Built in 1862 the house has been continually updated, retaining many of its charming period features. Entry from Woburn Hill is via electric gates and a sweeping gravel driveway leads up to the house which is half tile-hung with pretty mock-Tudor features. To the ground floor are three large reception rooms with fireplaces and bay windows, all with views into the extensive gardens. The light and modern eat in kitchen has granite worktops, central island with bar seating and space for a large dining table. The roof lantern and large windows make this area light and airy and double doors lead to the rear garden and patio area.

Upstairs the principal suite has built in storage and a large en-suite bathroom with corner bath and separate shower enclosure. There are three further bedrooms with en-suite bathrooms on this floor, recently updated using Neptune and fittings.

Tenure: Freehold

Local Authority: Runnymede Borough Council

Council Tax Band: H





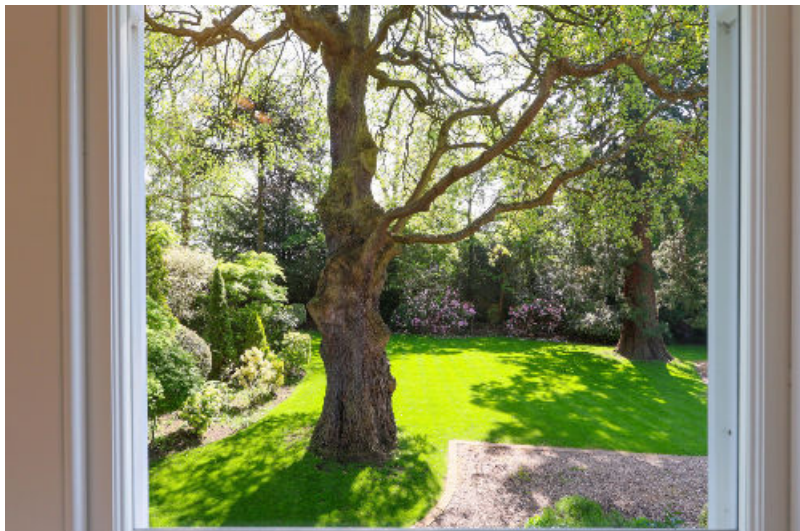




The second floor is currently set up as a guest bedroom with en-suite shower room and a study. All bathrooms throughout have electric underfloor heating, all windows on the upper floors have been recently replaced with new hard wood double-glazed sash windows, plus the kitchen also benefits from double glazing. There is a Verisure security system through out with four CCTV cameras.

Externally, there are a number of outbuildings which could be converted or extended (subject to now lapsed planning approval), these include a large garage and external storage, a large garden shed and summer house. The mature landscaped garden wraps around the house and has a number of fruit trees, a wonderful Canadian Oak tree, two large Lime trees and a Californian Redwood.

Weybridge town centre is nearby and 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 Giggling Squid, Gails, The Queens Head and The Minnow. Brooklands also offers a wider range of shopping including M&S.



Addlestone is a smaller town with an excellent selection of high street shops and it's popular Light Cinema, Little Waitrose and Tesco Extra. The area has an extensive range of leisure pursuits including river and canal walks and bike rides along the towpaths of the Thames and the Wey. Mercedes Benz World and the famous Brooklands Museum are conveniently located. The larger towns of Kingston, Woking, Guildford and Walton-on-Thames are also nearby.

The local area offers a good range of primary and secondary schools, including St George's College (which can be accessed on foot), Sir William Perkins in Chertsey and is on the bus route for Tasis international School and ACS.

The M25 & M3 are within easy reach via J11 at Chertsey and provide access to Heathrow and Gatwick airports, both within a 15 & 30 minutes drive respectively. Addlestone & Weybridge stations have a regular service to London Waterloo.

For the sport enthusiast Foxhills Country Club and St George's Hill tennis and Golf clubs are both just a short drive away.







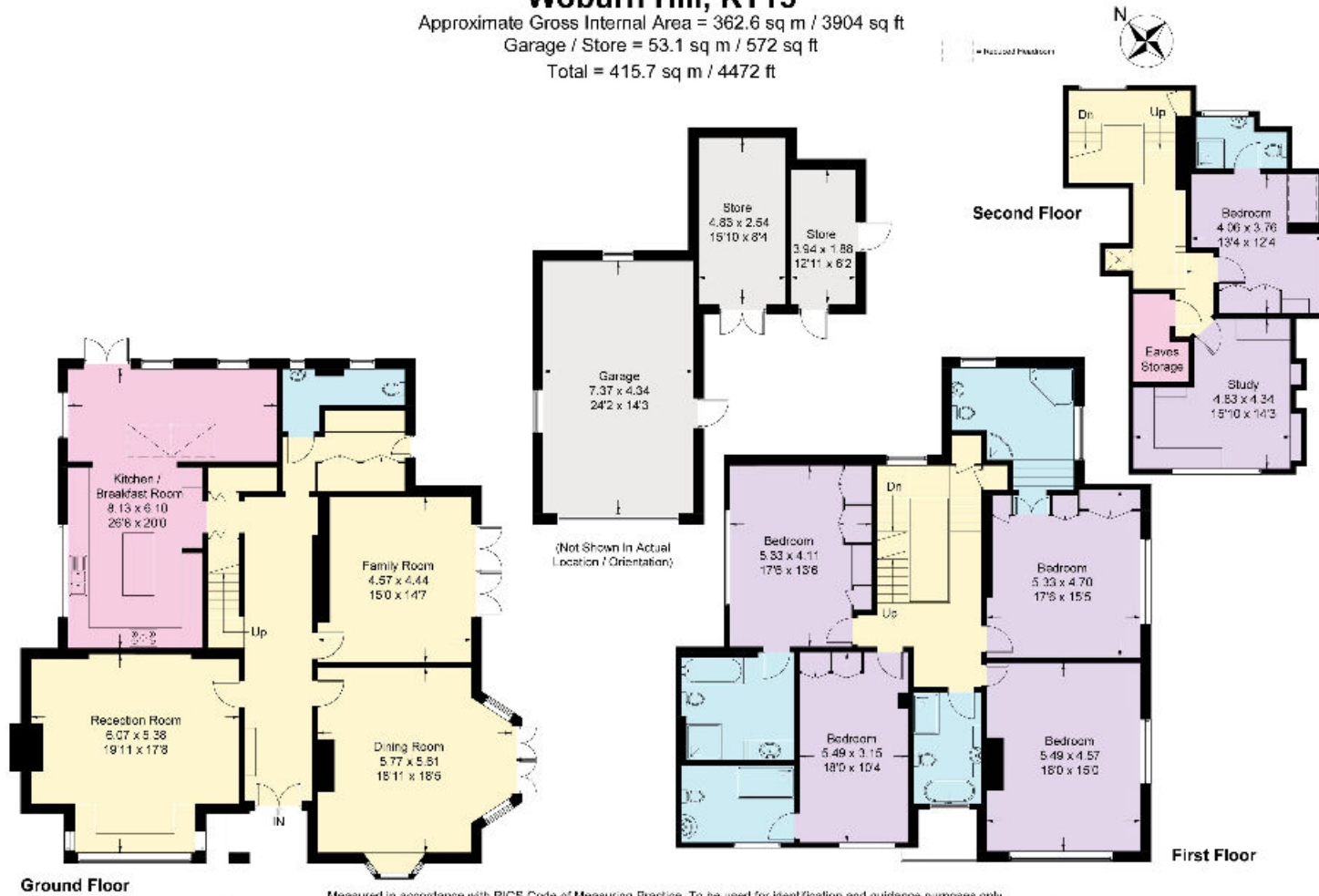


Woburn Hill, KT15

Approximate Gross Internal Area = 362.6 sq m / 3904 sq ft

Garage / Store = 53.1 sq m / 572 sq ft

Total = 415.7 sq m / 4472 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. www.london58.com © 2024 hello@london58.com

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