



Minorca Road, Weybridge



A detached period four bedroom house located in a quiet cul de sac.

A beautifully presented detached period four bedroom house located in a quiet cul de sac location just off the high street in Weybridge. There is a formal reception room to the front, with a lovely bay window and gas fireplace. To the rear is a large open plan living / kitchen / dining room which is most certainly the hub of the fabulous family home. There is a connecting reception room which is flexible in use, but highly likely to be used as either a playroom or a sun room for a cosy evening.

The large en suite principal room is on the first floor. There are two further double bedrooms, a smaller bedroom and a spacious family bathroom.

The house further benefits from a downstairs w/c, off street parking and a large garden given the central location.



Guide price: £1,395,000

Tenure: Freehold

Local authority: Elmbridge

Council tax band: G











Local Area

Minorca Road is centrally located, behind Weybridge High Street, boasting a mix of high street chains and individual boutiques, including a Waitrose supermarket, Cafe Nero, Neptune, Valentina to name but a few. 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 allows easy access to Heathrow and Gatwick.



Minorca Road, KT13



Approximate Gross Internal Area = 172.6 sq m / 1858 sq ft



Ground Floor

First Floor

Knight Frank

Weybridge

20 High Street

Weybridge

KT13 8AB

knightfrank.co.uk

We would be delighted to tell you more

Andrew Chambers

0193 254 8001

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.