

Chertsey Road, Addlestone, Surrey



Exceptionally refurbished Grade II listed house

Hatch Farm House is a captivating Grade II listed property dating back to the 1700's that has undergone a 2 year renovation programme, and now blends period charm with modern day comforts. Nestled within stunning gardens spanning over a third of an acre and including a self-contained annexe and orchard.

The stylish and inviting interior boasts six generously-sized bedrooms, each offering a unique blend of character and charm. The rooms are benefit from period features such as wooden beamed ceilings and double-glazed sash windows that create a warm atmosphere.

The main house is designed to cater to the needs of a modern family, featuring three beautifully appointed bathrooms (two of which are en suite).



Tenure: Freehold

Local authority: Runnymede Borough Council

Council tax band: H

There are several reception spaces including a playroom, a formal living room with doors to the rear garden and original open fire, a TV room or snug which leads through to the eat in kitchen. This area blends modern day convenience with integrated appliances and a range cooker, with an original Tudor oven and leads into a generous utility room.

In addition to the main house, a separate self-contained studio annexe is located in the rear garden. This versatile space offers a private retreat with its own shower room and kitchen, perfect for multi-generational living or accommodating guests, providing a home office, or even creating an art studio or gym. The entire house has CAT 6 cabling to enable seamless remote or hybrid working and many smart home features.





Outside space

The historic charm of this unique property is matched by its beautiful, private gardens. At over one third of an acre, the pretty grounds boast an array of mature trees, including an orchard with apple and cherry trees and large green lawns. Hatch Farm Stables are also closeby for equestrian activities.

Local area

Addlestone is a commuter town with an excellent selection of high street shops and the popular Light Cinema. The town is bordered by Weybridge, Chertsey and Ottershaw and has the Wey Navigation canal running along the south east of the town.

The local area offers a good range of primary and secondary schools, including St. George's College and Sir William Perkins.

Addlestone station has a regular service to London Waterloo.





Local area

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 station has a regular service to London Waterloo.

The area has an extensive range of leisure pursuits including river walks and bike rides along the towpaths of the Thames and the Wey. Mercedes Benz World and the famous Brooklands Museum including Concorde are conveniently located. The larger towns of Kingston, Woking, Guildford and Walton-on-Thames are also conveniently located.



Chertsey Road, KT15

Approximate Gross Internal Area = 296 sq m / 3186 sq ft

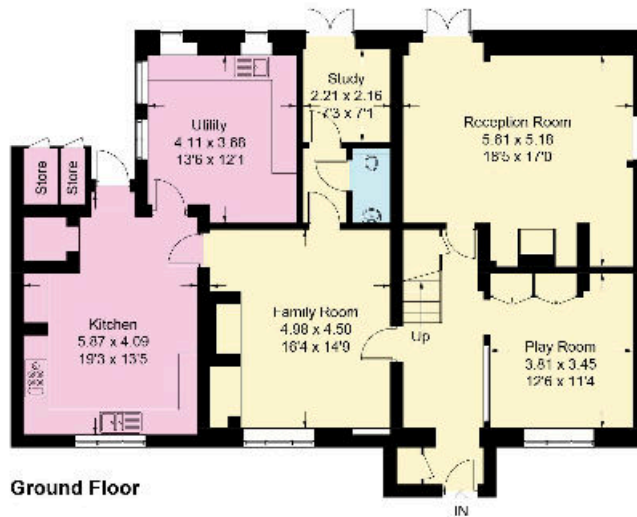
Eaves = 3.4 sq m / 37 sq ft

Summer House = 34.8 sq m / 375 sq ft

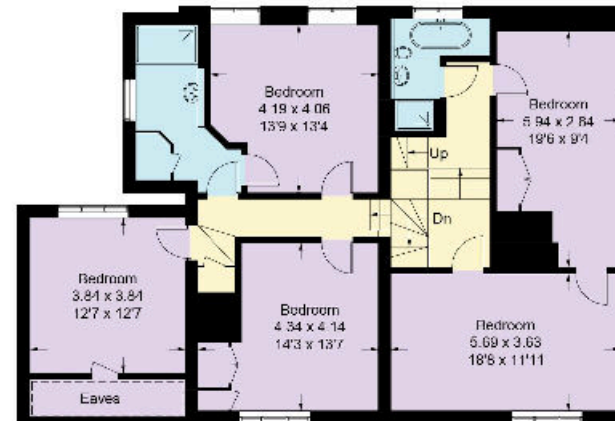
Total = 334.2 sq m / 3598 sq ft



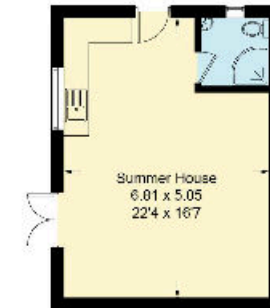
Second Floor



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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.

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