

Woburn Hill, Addlestone





A charming period house

Situated on a private lane off Woburn Hill, Arawak is a pretty semi-detached Victorian property. To the front of the house is a large driveway and front garden.

Entry into the house is into a large hallway with a stunning fireplace. There is a large formal reception room to the front of the property, a new kitchen/diner to the rear and a large vaulted reception room boasting stunning views into the rear garden. The patio leading from the house to the garden has been landscaped and there is also a new garden studio.

There are three double bedrooms in the main area of the house accessed by the main staircase and one further bedroom/bathroom accessed via the second vaulted reception space.

The property has been recently refurbished and redecorated, all windows are new and double glazed. The front driveway has been extended to park several vehicles and there are plans to resurface the road and install gates from Woburn Hill.

There is approved planning in place to extend the kitchen/diner and create a laundry room. The plans also include a revised layout to the first floor, creating an larger principal suite, all plans available to view on Runnymede's planning portal (application number RU.23/0739).

Tenure: Freehold

Local Authority: Runnymede Borough Council

Council Tax Band: G





Addlestone is a commuter town with an excellent selection of high street shops including Waitrose and Tesco's supermarkets. The town is bordered by Weybridge, Chertsey and Ottershaw and has the Wey Navigation canal running along the south east of the town. Weybridge town centre has a range of both high street chains and individual boutiques, including Waitrose and an excellent mix of restaurants and gastro pubs including Giggling Squid, Meejana, Gail's, The Queens Head and The Minnow. Brooklands also offers a wider range of shopping including Marks and Spencer. 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. The larger towns of Kingston, Woking, Guildford and Walton-on-Thames are also conveniently located. The local area has a good range of primary and secondary schools, including St Georges College and Sir William Perkins. 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.







Woburn Hill, KT15

Approximate Gross Internal Area = 216 sq m / 2325 sq ft

Summer House = 15.6 sq m / 168 sq ft



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
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