



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.

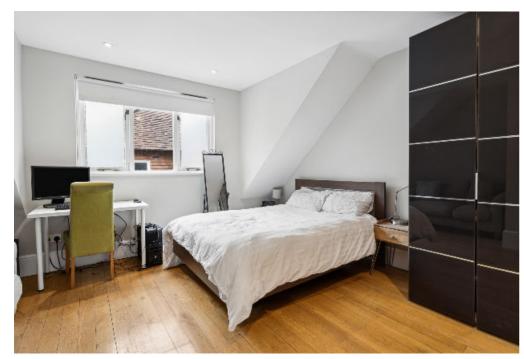
















Woburn Hill, KT15

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.

Whilst every care is taken in the preparation of this plan, pleases check all dimensions, shapes and consess bearings before making any decisions reliant upon them.

www.londorfs.com @ 2024 hallo@londorfs.com

Knight Frank

20 High Street We would be delighted to tell you more

 Weybridge
 Natalie Berthiaud
 Matthew Scott

 KT13 8AB
 01932 548002
 01932 548001

knightfrank.co.uk natalie.berthiaud@knightfrank.com matthew.scott@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 age papeared 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 June 2024. Photographs and videos dated June 2024.

All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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.