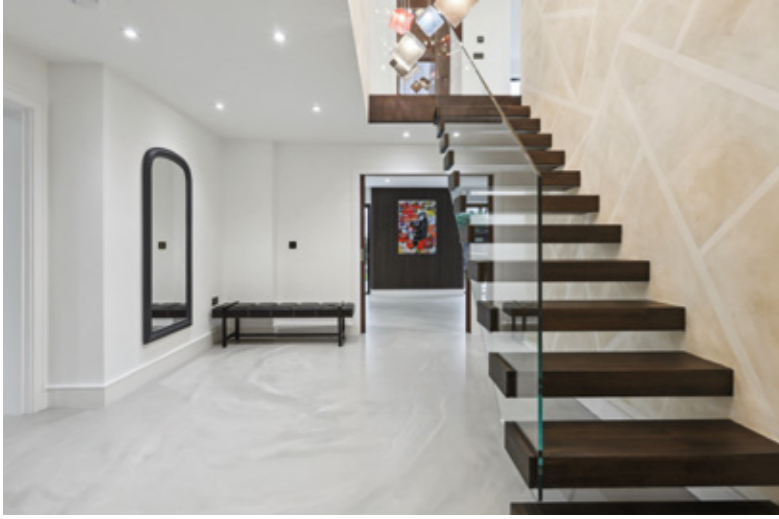




Wey Manor Road, New Haw, Addlestone





A fully renovated detached house on a private road in KT15.

The property has been fully renovated in a contemporary style and now extends to over 3133 sq ft. Set back from the road behind automatic gates and with a gravel driveway with parking for several cars this property offers all modern-day conveniences.



Tenure
Freehold

Local Authority
Runnymede Borough Council

Council Tax
Band F





The ground floor flows through a largely open plan space, from a wide hallway into a kitchen diner at the rear of the house with bi-folding doors overlooking the expansive gardens. There is a large patio area for dining with a hot tub, the garden is mostly laid to lawn and has the added benefit of a garden studio which is can be used as an annexe or gym.





Upstairs has three bedrooms and three bathrooms. All bathrooms are modern and contemporary in style and the main family bathroom features a large walk-in shower. Two further bedrooms are a similar size and have custom made cabinetry, one has an en suite shower-room. The family bathroom has a large built-in bath and a separate walk in shower.

The rear garden is large and mostly laid to lawn with a superb garden studio as a separate annexe, gym or home office.

Location

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 wide range of shopping including M&S and a Tesco Extra. The closest station is Byfleet and New Haw which has a direct service to London Waterloo and is 0.7 miles from the property. Addlestone is a smaller town with an excellent selection of high street shops and its 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, Feltonfleet and Notre Dame and the bus route for Tasis international School and ACS is close by.

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.

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



Approximate Gross Internal Floor Area

= 214.5 sq m / 2309 sq ft

Double Garage = 31.9 sq m / 343 sq ft

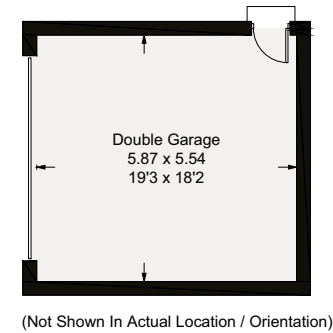
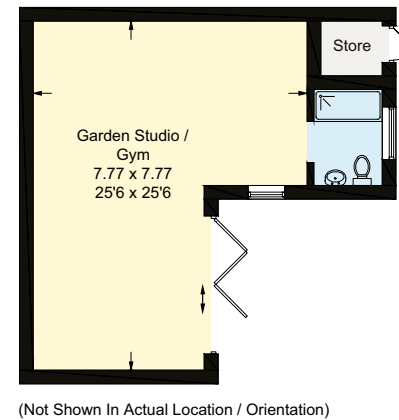
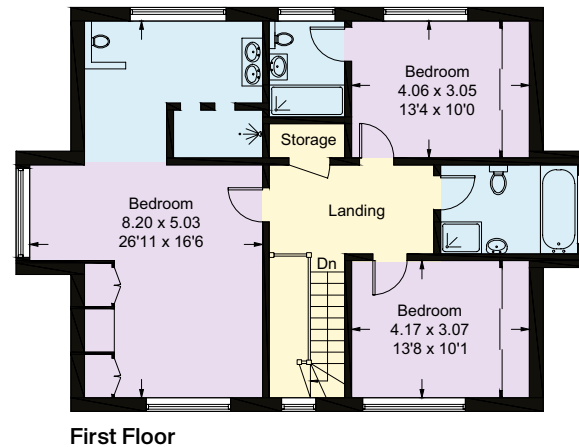
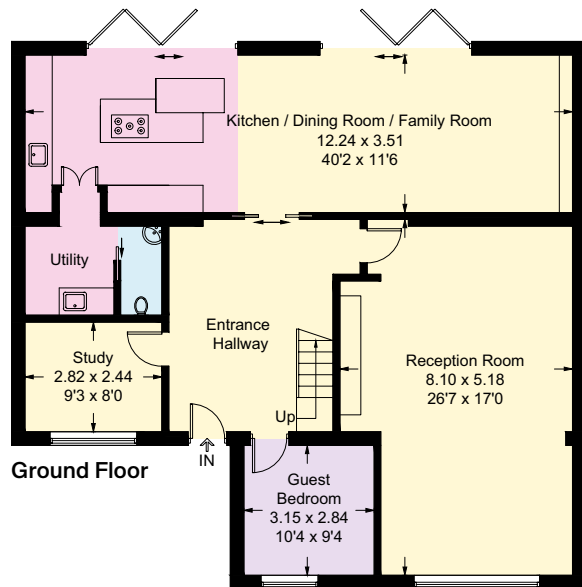
Garden Studio / Gym = 44.7 sq m / 481 sq ft

(Including External Store)

Total = 291.1 sq m / 3133 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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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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Particulars dated December 2024. Photographs and videos dated December 2024.

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