

WATERSIDE



Oatlands Mere, Weybridge
Surrey, KT13

HAMPTONS
INTERNATIONAL

Beyond your expectations

Five bedroom family home overlooking Broadwater lake

Hamptons International

24-26 High Street, Weybridge, Surrey, KT13 8AB

Sales. 01932 859933

weybridge@hamptons-int.com

www.hamptons.co.uk

Drawing room | dining room | kitchen/breakfast room | cloakroom | four/five bedrooms | three bathrooms (two en-suites) | double garage | parking | backing onto Broadwater Lake | no chain. EPC: D

Asking Price £1,400,000 Freehold

Description

Occupying an elevated position in a quiet private setting overlooking a large garden leading to Broadwater Lake, this family home belies its size from the front and offers spacious and flexible accommodation over three floors. The ground floor accommodation makes the most of the elevated position with a large balcony running across the entire width of the rear of the property, which is accessible from the sitting room and kitchen/breakfast room. The lower ground floor is flexible and currently comprises an open plan games room/family room with an adjoining utility room. The first floor comprises four bedrooms and two bathrooms with the master bedroom offering a dressing area and ensuite bathroom. In all, this deceptive family home needs to be viewed internally to be fully appreciated.

Outside

From the front the property is approached via a blocked paved driveway providing ample parking and access to an integral double width garage. The gardens to the front are mature with a central lawned area and deep well stocked herbaceous borders to boundaries with high evergreen and laurels providing an attractive backdrop. Unquestionably on of the most attractive features of this property is the elevated position it occupies which overlooks established mature gardens with rolling lawns leading down to Broadwater Lake. The gardens are accessed via substantial patio providing fantastic outdoor entertaining space.

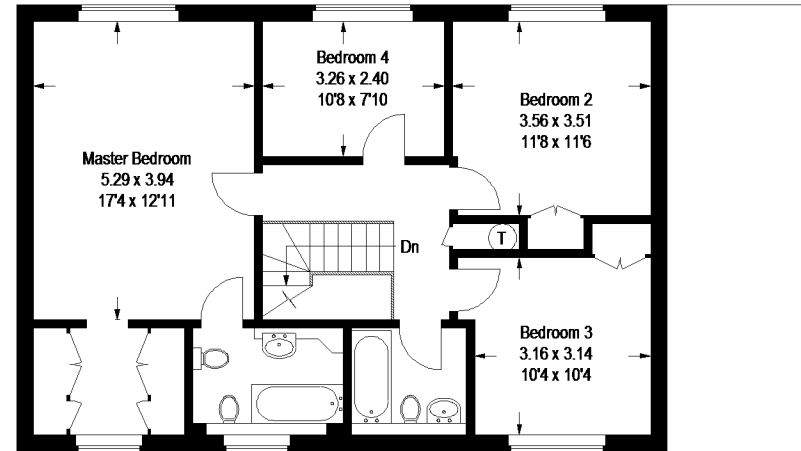
Location

Conveniently located for state schools and Walton on Thames mainline station this property is ideal for both family and commuter. Oatlands Mere is a quiet private residential road. Walton on Thames mainline station is within two miles whilst Weybridge town centre is also within two miles providing a wide variety of bars, banks, restaurants and shops. The A3 is within four miles for London, the south and both Gatwick and Heathrow airports via the M25.

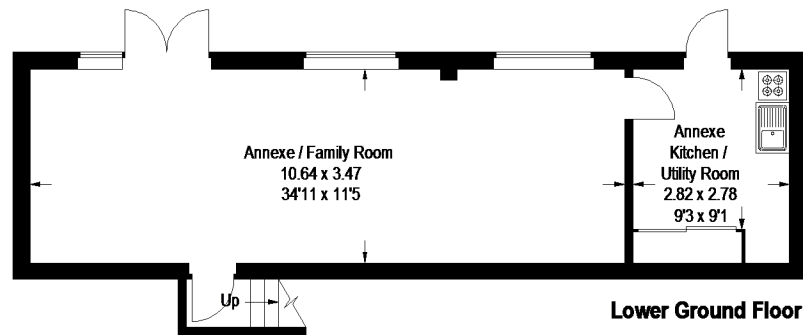


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Approximate Gross Internal Area
241 sq m / 2594 sq ft
(Including Garage)

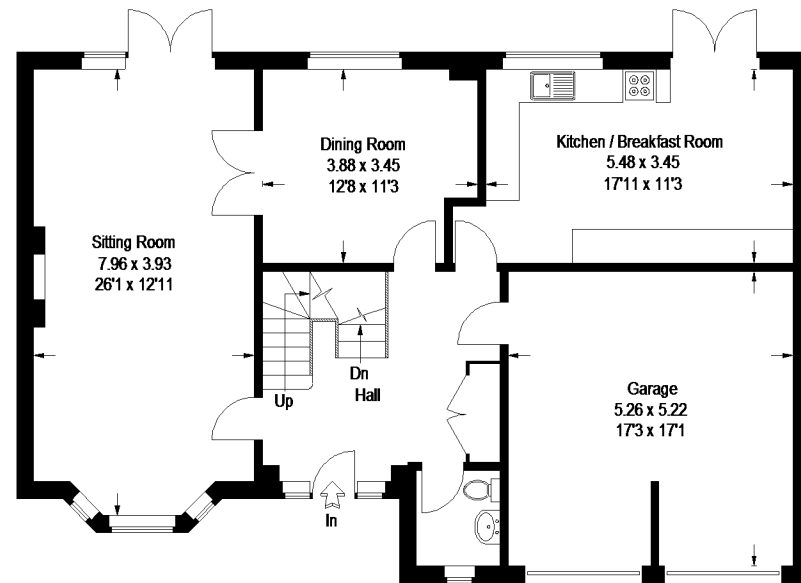


First Floor



Lower Ground Floor

Illustration For Identification Purposes Only. Not To Scale
Ref 117023



Ground Floor

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

