



Rowan Green, Weybridge  
Surrey, KT13



*Beyond your expectations*



# Four bedroom family home in popular location

**Hamptons International**

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

Sales. 01932 859933

weybridge@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

4 bedrooms | sitting room | dining room | study | kitchen | 2 bathrooms (1 ensuite) | garage | garden |  
EPC: C

**Offers in excess of £999,950 Freehold**

## Description

This family home offers well balanced accommodation over two floors; the ground floor has a welcoming entrance with Amtico flooring and leads to a spacious lounge with sliding doors to the rear garden. An archway leads to a separate dining room with a front aspect. There is a double aspect family room/study also at the front of the house with views over the green. The fully fitted modern kitchen across the back of the house has a range of eye level and base level units and plenty of worktop space the kitchen leads to the utility room which has a door out to the garden and the double garage. To complete this floor is a cloakroom. The first floor comprises of four double bedrooms, master bathroom and an en-suite, both of which have been tastefully updated with three of the bedrooms offering built in wardrobes.

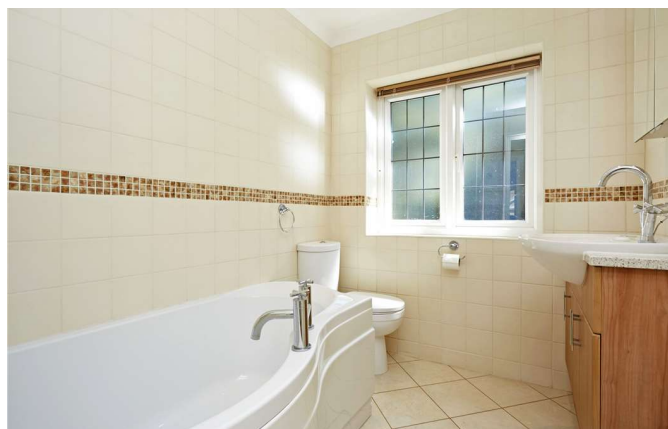
## Outside

Externally the mature rear garden is mainly laid to lawn with a patio area. To the front is a paved driveway with parking for two cars leading to a double garage providing parking for more. The property also benefits from residents parking and access to a private gated park for residents to enjoy.

## Location

Rosslyn Park is a sought after private estate located on the edge of Oatlands Village and comprises mature detached, semi detached, mews and town houses in the landscaped Regency style setting. Dove House Green is

a little close which has a central garden area to the front and a character feature dove house to one end. Local shops are within 1/4 mile. The local area is well served with many schools both public and private and accessed to excellent leisure facilities in Weybridge and Walton on Thames. Weybridge town centre is a further two miles and the A3 is approximately four miles away for both London, the South and both Gatwick and Heathrow Airports via junction 10 of the M25. The property is located equal distance between Weybridge and Walton on Thames mainline station, both within 2 miles providing a service into London Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	82
England, Scotland & Wales EU Directive 2002/91/EC		

## Rowan Green, Weybridge

Approximate Gross Internal Area  
186.9 sq m / 2012 sq ft (Including Garage)

Job Ref: 173252

Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.



Ground Floor

First 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.



