



The Fairway, Weybridge  
Surrey, KT13



*Beyond your expectations*

# Deceptively spacious and with beautiful views

**Hamptons International**

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

5 bedrooms | drawing room | dining room | study | orangery | kitchen/breakfast/family room | 4 bathrooms (3 ensuite) | garden | double garage.

**Offers in the region of £2,295,000 Freehold**

## Description

The home is excellently proportioned set over three floors, with high ceilings and large windows letting through plenty of light. As you enter the property there is stunning marble tiled reception hall with a sweeping staircase visible throughout the house creating a sense of space and grandeur.

On the ground floor there is an elegant reception room for entertaining and a superb kitchen/family room which extends into the orangery making it a wonderful hub for everyday family life. There is also a bespoke library/study ideal for reading and relaxing. The principal bedroom suite on the first floor is beautifully finished with his and hers walk in wardrobes and an en suite bathroom with canopied bath and separate shower unit. There is also a Juliet balcony offering lovely views over the rear garden and the golf course beyond. There are three further bedrooms on the first floor and two further bathrooms (one is an en-suite).

The fifth bedroom is on the very spacious second floor with another bathroom/ shower room. This room can also be used as a media or entertainment room, alternatively would be ideal for an au pair or teenager. Externally you have a landscaped, lush and leafy garden, perfect for al fresco dining and entertaining. The garden directly overlooks the renown St George's Hill Golf Course.

## Location

The property is located in a much sought after private

road just to the south of the town centre and backs directly on to St. George's Hill Golf Course. The High Street is about 2.2 miles away and offers a very good selection of shopping facilities including supermarkets, boutique shops, restaurants, pubs and coffee shops. Weybridge train station is less than 1.5 miles away and offers a very regular service to Waterloo which takes around 25 minutes. Junction 11 of the M25 is just over 4.5 miles away, Terminal 5 at Heathrow is around 13 miles away and Buckingham Palace about 23 miles distant. The general area offers very good leisure facilities including a number of world class golf clubs, tennis and health clubs, leisure centres, cinema and theatres and lovely walks along the river Thames. There is also an excellent selection of highly regarded private schools nearby including St Georges, Notre Dame, Reeds and the American Community School in Cobham.

## Additional Information

The property enjoys lovely easterly facing rear gardens, mainly laid to lawn with mature shrub borders to the boundaries. To the front there is a large block paved driveway providing off street parking and access to a detached double garage.

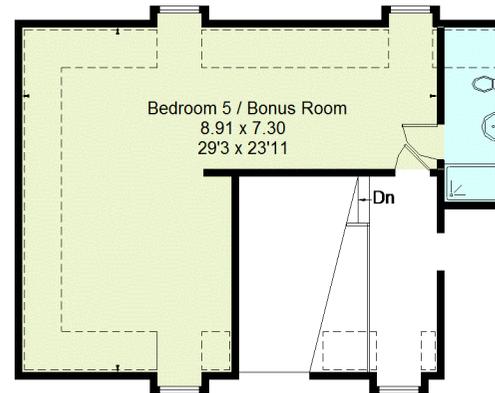
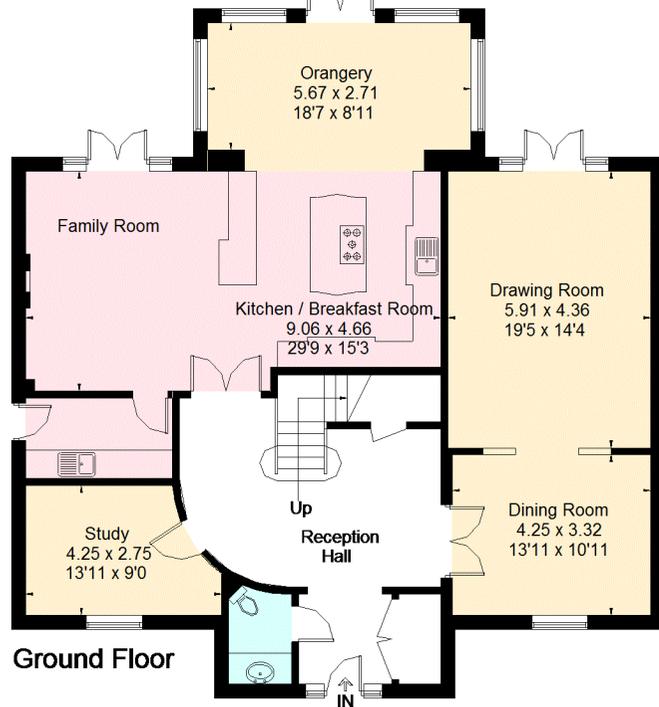


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

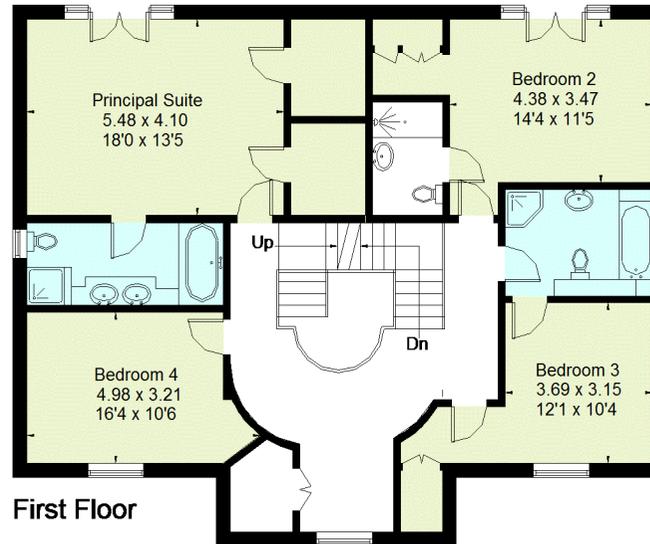
Approximate Gross Internal Area  
 351.0 sq m / 3776 sq ft  
 Garage = 32.7 sq m / 351 sq ft  
 Total = 383.7 sq m / 4130 sq ft



 = Reduced headroom below 1.5m / 5'0"



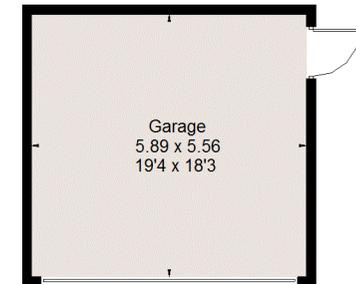
Second Floor



First Floor

Job Ref: 167943

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.



**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.

