



An excellent family home occupying a corner plot

Paddocks Corner, Oatlands Chase, Weybridge, Surrey KT13 9RH

Freehold





In the highly desirable Oatlands area • close to popular local schools • great potential

#### Local information

Situated close to Oatlands Village and less than a mile to Walton-on-Thames station.

Weybridge town centre is within easy reach and lies to the northwest of Surrey on the south bank of the River Thames, at the mouth of the River Wey. It is an attractive commuter town offering a full range of properties.

There is a range of both high street chains and individual boutiques, including a Waitrose supermarket, plus a good mix of bars and restaurants.

Transport links are excellent in this area. Walton-on-Thames mainline station has a regular service to London Waterloo in 26 minutes and the M25 (Junc. 10) is 3 miles away giving access to the motorway network. Central London is 21 miles and accessed via the A3 (2.5 miles) and Heathrow airport (13 miles) and Gatwick airport (21 miles) are in easy reach. Please note all distances are approximate.

The local area is served by an excellent selection of highly regarded state and private schools for all age ranges.





### About this property

This excellent family home occupies a corner plot, close to popular local schools.

You approach the property via a generous carriage driveway.

The downstairs comprises a double aspect living room with a fireplace as the focal point. The room is filled with light and lends itself perfectly to entertaining as it opens up with the dining room. There is a generous home office leading off the living room, which also has access out to the rear garden, making this a lovely place to work from home.

There is a fitted kitchen which opens up to a separate breakfast/family room with both side and rear access out to the garden.

The utility room can be accessed from the kitchen and this leads to the integral garage. There is a guest cloakroom situated off the hallway.

Upstairs there is an impressive main bedroom suite with fitted wardrobes. There are three further bedrooms, one with an en suite shower room and two with fitted wardrobes and a good sized family bathroom. Access to the eaves can also be obtained making storage plentiful in this home.

Whilst this property has been beautifully maintained there is scope for modernisation to suit personal specification.

The garden is surrounded with mature borders and shrubs offering seclusion and privacy.

### Tenure

Freehold

### Local Authority

Elmbridge Borough Council

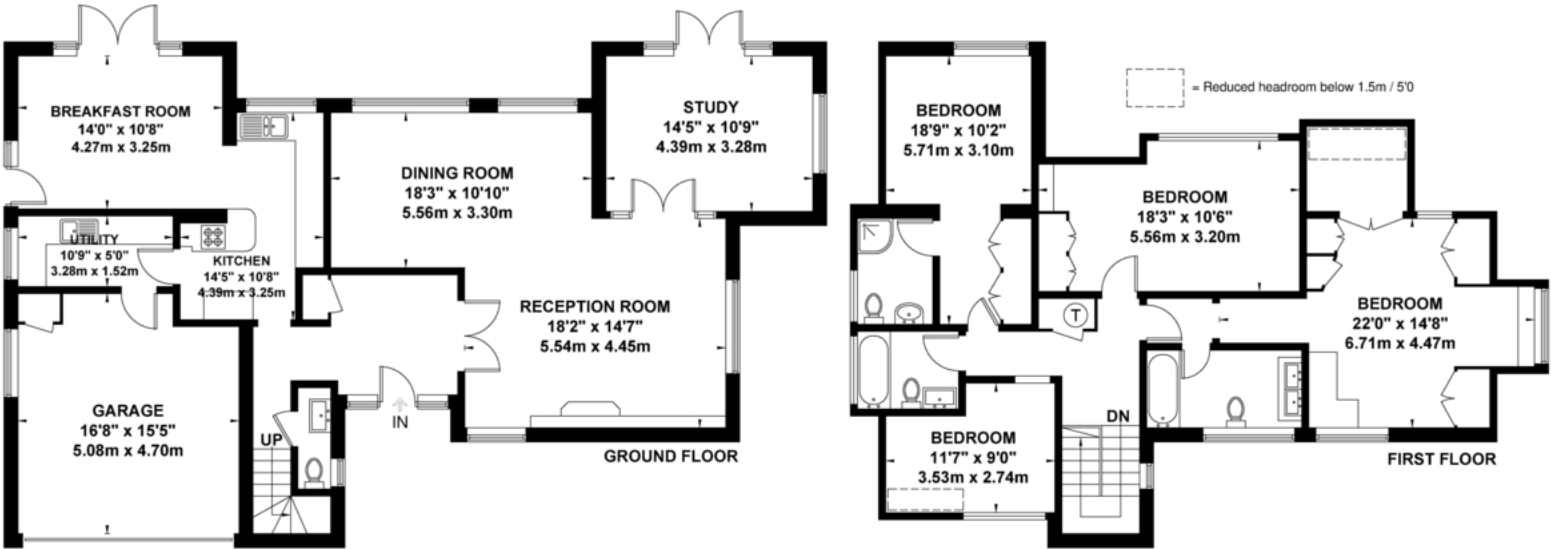
### Viewing

Strictly by appointment with Savills



Oatlands Chase, Weybridge

Approximate Gross Internal Area = 233.5 sq m / 2513 sq ft  
(Including Garage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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