



# A classic detached family home

1A Hall Place Drive, Weybridge, Surrey KT13 0AJ

Freehold





Located in a no through road

- Modern family living
- Versatile accommodation
- Off-street parking
- 1/2 a mile to the shops and restaurants on Queens Road

#### Local information

Weybridge 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 from one bedroom flats, through Victorian villas to large mansion houses in private gated estates.

Weybridge includes St George's Hill, an area of 900 acres which includes a championship golf course and private lawn tennis club, surrounded by some of the most exclusive houses in the UK. Weybridge town centre has 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. Weybridge mainline station has a regular service to London Waterloo in 28 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.

The local area is served by an excellent selection of highly regarded state and private schools for all age ranges. There is also a huge choice of leisure facilities including open countryside and the River Thames, numerous golf courses, horse riding, clay shooting, health clubs, rugby/football clubs, cricket clubs and horse racing.

#### About this property

Approached via a gravel carriage driveway, this imposing home welcomes you in with an impressive entrance hall.

There is a cosy living room at the front of the house. Through to the back of the property is the generous reception/dining room with double doors leading out to the rear garden, creating a great space to entertain friends and family.

The elegant kitchen/breakfast room is double aspect and has a country feel to it with a barn door leading out to the side of the house.

To complete the accommodation downstairs, there is a guest cloakroom and integral garage.

The first floor comprises a good master bedroom with fitted wardrobes and en suite bathroom, a guest bedroom with en suite shower room, two further double bedrooms and a family bathroom.

Externally the rear garden is mainly laid to lawn with shrubs along the borders and a back drop of trees. There is a generous patio area for al fresco dining.

#### Tenure

Freehold

#### Local Authority

Elmbridge Borough Council

#### Viewing

Strictly by appointment with Savills

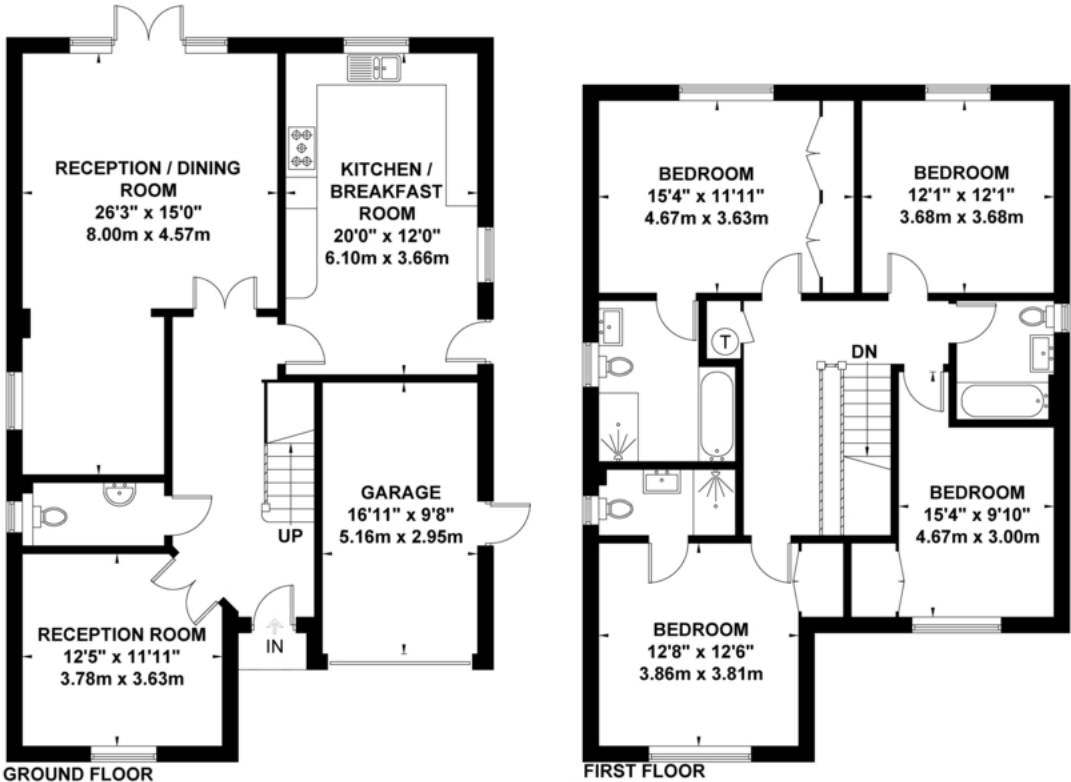







## Hall Place Drive, Weybridge

Approximate Gross Internal Area = 198.0 sq m / 2131 sq ft



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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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