



MAGNIFICENT NEW HOME ON A PRIVATE RESIDENTIAL ROAD

MARLBOROUGH HOUSE, THE FAIRWAY,
WEYBRIDGE, SURREY KT13 0RZ

Freehold

savills



WITH GARDENS BACKING ONTO ST GEORGE'S HILL GOLF COURSE

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Drawing room ♦ kitchen/dining/family room ♦ master bedroom suite ♦ 4 further bedrooms ♦ 3 bathrooms (2 en suite) ♦ study ♦ bonus room ♦ utility room ♦ guest cloakroom ♦ landscaped garden ♦ EPC rating = B

Situation

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 racing at both Kempton and Sandown Park.



Description

A beautiful five bedroom family home providing the setting for a truly enviable lifestyle.

Offering large proportions and impressive ceiling heights, with an integrated sound system and under floor heating on the ground and first floor, this home offers the ultimate luxury and space.

The kitchen/dining/family room is situated at the rear of the property and has bi-folding doors leading to the landscaped gardens which makes this the ideal space for entertaining.

The luxury shaker style kitchen, crafted by Beckermann with silk Laminam Statuario porcelain worktops, is fully integrated with a range of appliances including a wine cooler and a Quooker tap providing boiling water. There is a stylish and convenient island with breakfast bar. This opens up to the dining and family area overlooking the garden.

The beautiful drawing room is situated at the front of the property and has a lovely bay window allowing the natural light to flood in and a Limestone fireplace provides the focal point.

In addition there is a utility room, which has side access to the garden, a study and guest cloakroom on this floor.

An elegant staircase leads to the first floor and to the rear is the master suite which is cleverly split with an impressive floating wall to create a dressing area with a range of bespoke inbuilt wardrobes with mirrored panelling and a luxury en suite bathroom. There is a Juliette balcony in the bedroom overlooking the rear garden and views beyond.

There are two further bedroom suites on this floor and the second floor has two bedrooms, a bathroom and a fabulous bonus room which can be ideal as an additional reception room or teenager space.

Externally the rear garden is South Easterly facing, mainly laid to lawn with a patio area and views out to St George's Hill golf course.

Tenure:

Freehold

Local Authority:

Elmbridge Borough Council

Viewing:

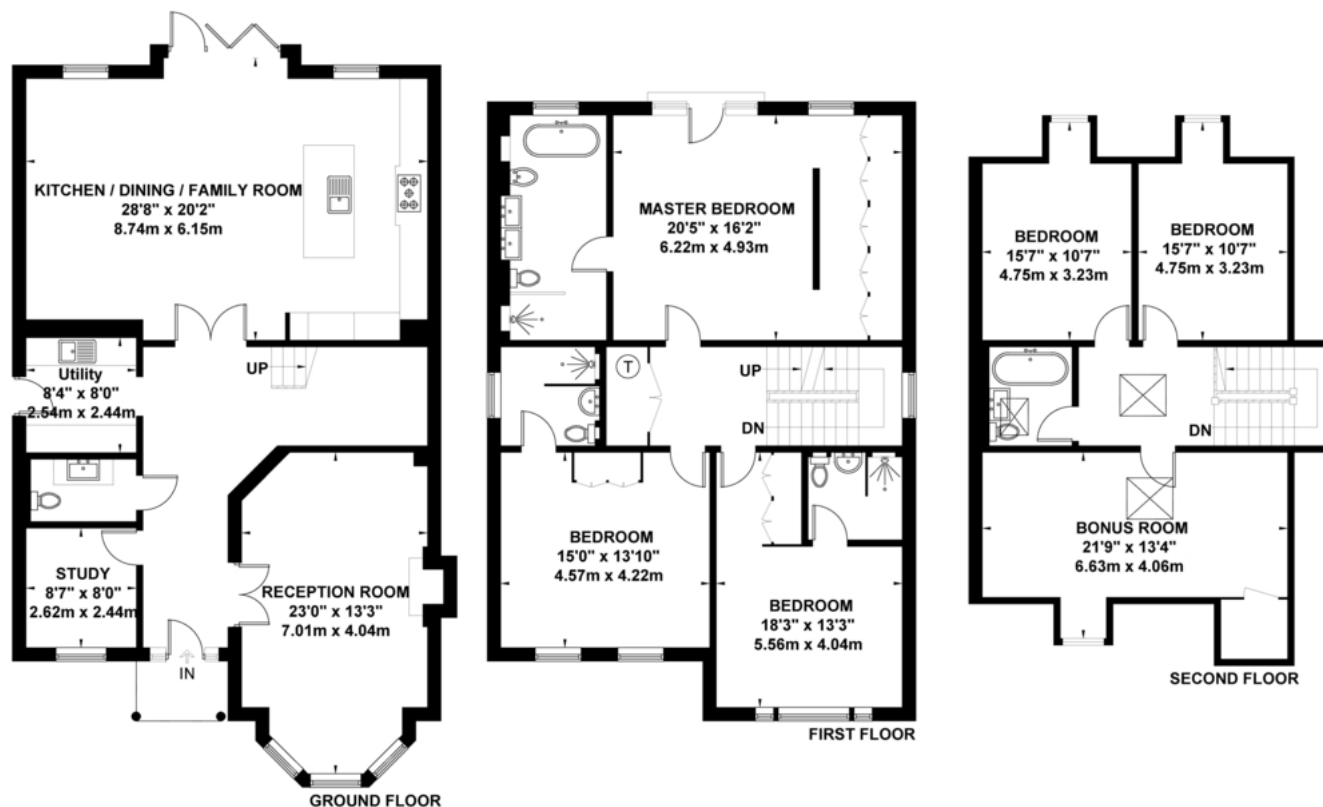
Strictly by appointment with Savills





The Fairway, Weybridge

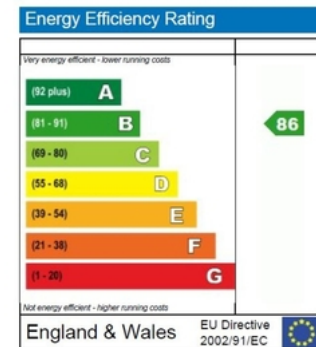
Approximate Gross Internal Area = 293.8 sq m / 3162 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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