



A beautifully presented family home

2 Caenshill Place, Weybridge, Surrey KT13 0SQ

Freehold



Situated in a gated development • half a mile to Weybridge mainline station • refurbished by current owners • generous accommodation • secluded garden

Local information

Weybridge town centre has a range of both high street chains and individual boutiques, including a Waitrose supermarket, plus a good mix of pubs and restaurants.

Weybridge mainline station has a regular service to London Waterloo in 28 minutes and the M25 (Junc. 10) is 3 miles 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 offers an excellent selection of highly respected schools, both state and private, and there is a wide choice of recreational facilities including sports clubs and health centres such as a David Lloyd and St George's Hill Tennis Club. The River Thames and River Wey offer water sports, there is racing at Sandown Park and Kempton Park plus numerous golf courses.

About this property

Situated in a private gated development of seven houses, built in 2003. This light and spacious home is designed for modern family living.

You enter into an impressive entrance hall with a wide staircase.

To the left is a cosy family/TV room and separate elegant living room. With a fireplace providing the focal point and bi-fold doors leading out to the garden, this is

a fabulous room to relax and unwind.

To the rear is the open plan kitchen/breakfast/dining room, a beautiful room with a sociable central island and bi-fold doors leading out to the garden, a great space to entertain your friends and family. Leading off the kitchen is the generous utility room.

There is also a guest cloakroom and integral garage.

On the first floor is the master bedroom which has an en suite bathroom as well as a dressing room. There are three further bedrooms, one with an en suite shower room, as well as a family bathroom situated on this floor.

On the second floor there are two bedrooms, one en suite. The current owners use the second bedroom as a TV room, which makes this floor the ideal place for teenage children.

Externally to the front is a paved driveway with parking for two cars. To the rear the south west facing mature garden is mainly laid to lawn with a patio area for entertaining.

Tenure

Freehold

Local Authority

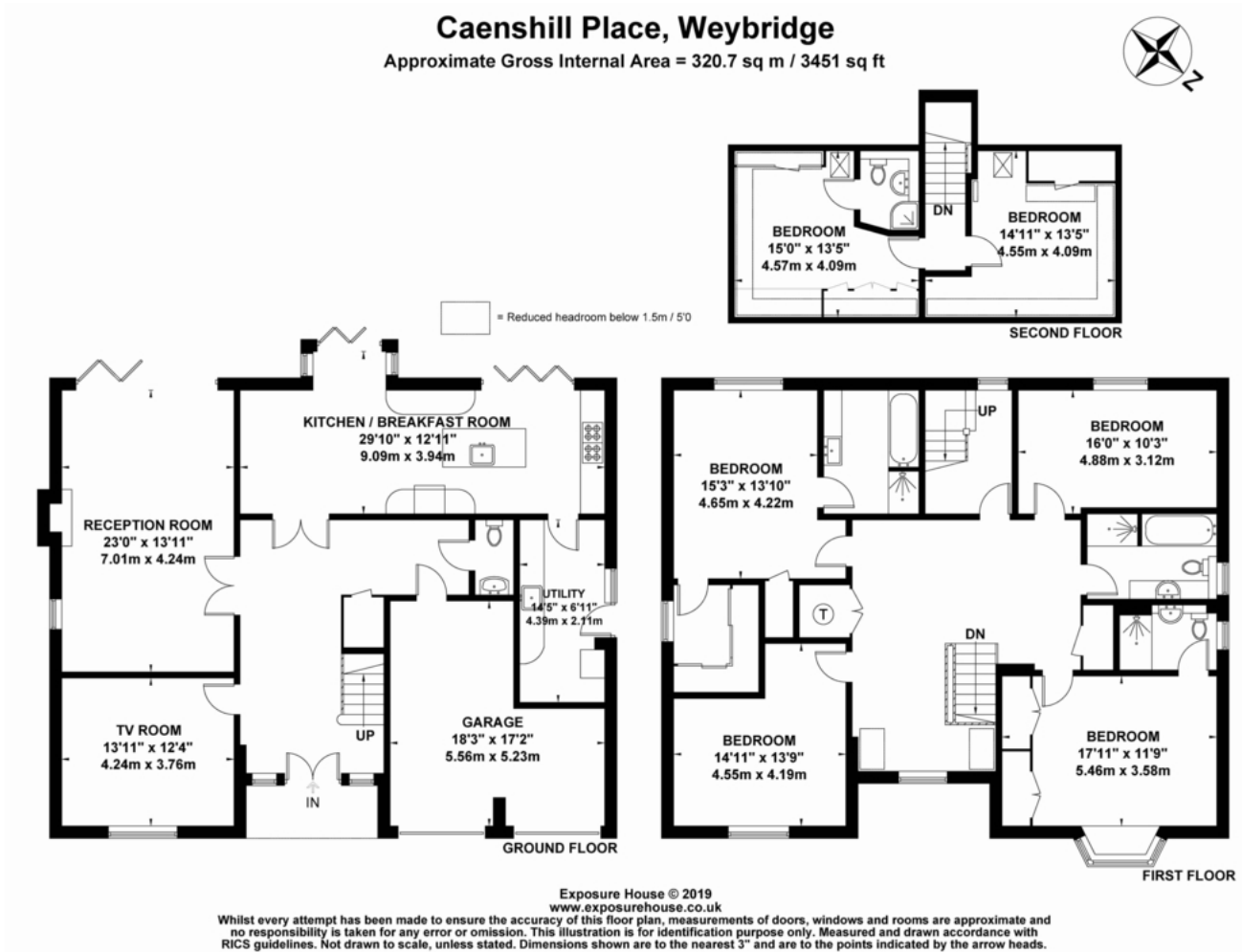
Elmbridge Borough Council


Viewing

Strictly by appointment with Savills







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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