



Family home backing on to Oatlands Park

5 Barham Close, Weybridge, Surrey KT13 9PR

Freehold



Close to well regarded schools • quiet residential cul-de-sac • 1.2 miles to Weybridge station • charging point for electric cars

Local information

Conveniently situated close to Otlands Village and well regarded schools.

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. 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. 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.





About this property

A detached modern home situated on a lovely residential cul-de-sac, ideal for downsizers or a young family.

It is presented in good order throughout, providing well-balanced accommodation and incorporates the latest in modern technology including Smart lighting.

You enter the property and to the left is the good size living room with a beautiful bay window, Portuguese Limestone fireplace providing the focal point and double doors opening up to the true hub of this home, the open plan kitchen/dining/family room.

Extended and updated by the current owners, there are bi-fold doors running the width of the room and a lantern above, allowing the natural light to flood in. To the right of this room is the Neptune kitchen with a sociable central island. To the left is the dining and family area. It is the perfect place for modern family living or to entertain your guests.

Also situated on the ground floor is the guest cloakroom.

The staircase leads you up to the first floor which comprises the master bedroom, three further bedrooms, all with fitted wardrobes and a family bathroom and separate cloakroom.

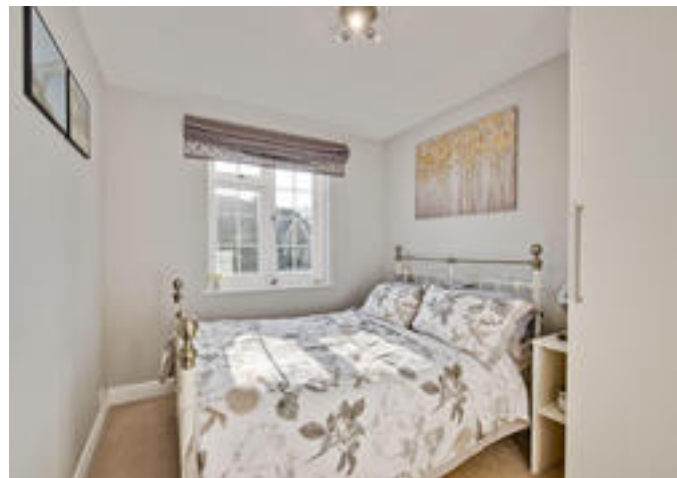
Externally you approach the property via a block paved driveway which leads to a double garage, there is also a charging point for electric cars. The garden is mainly laid to lawn with gate access to Oatlands Park. There is also a patio area with weatherproof electric sockets

and lighting.

Tenure
Freehold

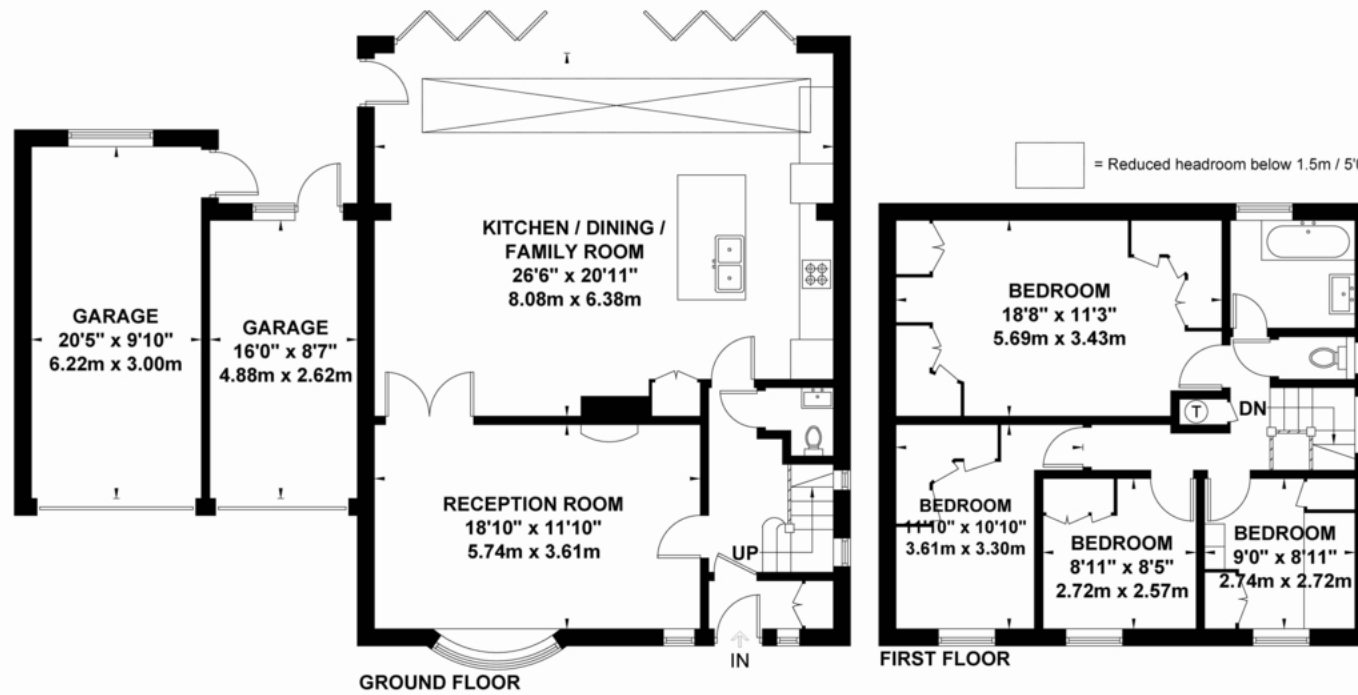
Local Authority
Elmbridge Borough Council

Viewing
Strictly by appointment with Savills



Barham Close, Weybridge

Approximate Gross Internal Area = 141.1 sq m / 1518 sq ft
 Garage = 32.1 sq m / 345 sq ft
 Total = 173.2 sq m / 1863 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 purpose only. Measured and drawn 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	82
(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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