



Striking new build property

Gravity, Cavendish Road, Weybridge, Surrey KT13 0JN

Freehold





In a highly desirable location close to shops and local amenities • maximising light and space • landscaped garden

Local information

Occupying a corner plot situated in the highly desirable location of Cavendish Road close to shops and local amenities.

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. Walton town centre boasts the Heart shopping centre which offers major retail outlets and a number 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

Newly built and individually designed. A stunning contemporary house, packed with high quality fixtures, innovation and creative style.

Gravity provides bright open plan living space and a luxury contemporary finish. You approach the property via electric gates onto the double drive.

It offers the latest in modern technology including underfloor heating to ground and first floor, CAT 6 & Satellite TV pre-wiring to all rooms and Bowers & Wilkins ceiling speakers in principle areas. Double glazed aluminium windows providing thermal insulation.

The flexible living space is arranged over three floors. The ground floor is largely open plan with the kitchen/breakfast, dining and living area, perfect for entertaining. The bespoke contemporary designer kitchen has Quartz work surfaces, Tom Dixon Lighting, Quooker hot water tap, Siemens appliances and a Caple wine cooler. With three sets of sliding doors that flood the room with natural light from south and west aspects and offer access out to the garden.

There is also a second reception room/TV den, separate utility room and cloakroom situated on this floor.

On the first floor there is a vaulted double aspect master bedroom suite with dressing room. There are two further double bedroom suites with fitted wardrobes. All en suites fitted with Villeroy and Boch sanitary ware.

On the second floor is the fourth bedroom with en suite shower room and a lounge area.

Externally the westerly facing garden is beautifully landscaped and designed for low maintenance living.

The property comes with a 10 year build warranty.

Tenure

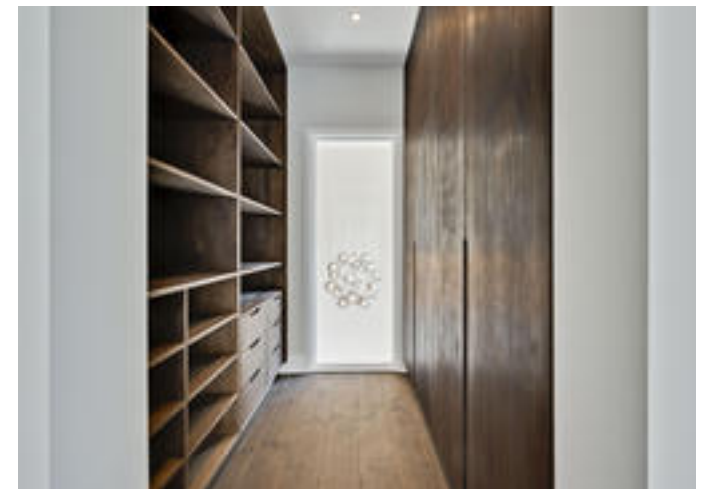
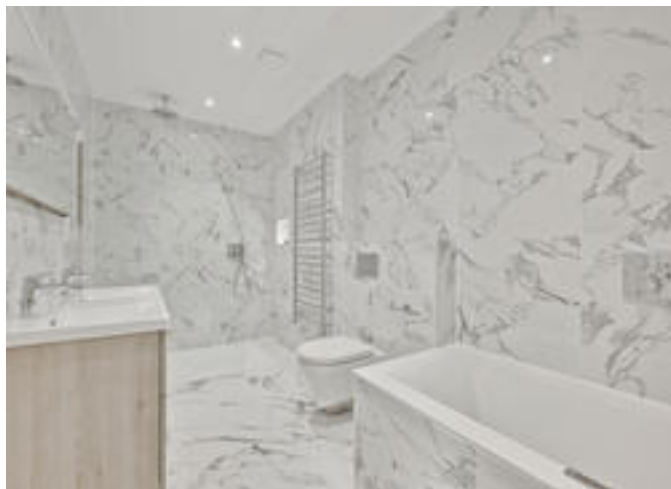
Freehold

Local Authority

Elmbridge Borough Council

Viewing

Strictly by appointment with Savills





Cavendish Road, Weybridge


Approximate Gross Internal Area = 256.2 sq m / 2757 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	88	92
(69-80) C		
(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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