



LUXURY SEMI DETACHED HOME IN A PRIVATE GATED DEVELOPMENT

9 SYCAMORE COURT, OATLANDS CHASE,
WEYBRIDGE, SURREY KT13 9RS

Freehold

savills

LOCATED 0.6 MILE TO WALTON MAINLINE
STATION

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Kitchen/breakfast/family room ♦ reception room ♦ master bedroom suite with walk in wardrobe ♦ 3 further bedroom suites ♦ study area ♦ private garden ♦ 2 allocated parking spaces ♦ 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

Built in 2014 this home is ideal for modern family living and is beautifully finished to a high specification.

The front door opens onto tiled entrance hall, to the left there are double wooden doors opening into reception room with wood flooring and large bay window making the room light and airy. Further off the hall is the hub of the home, the kitchen/breakfast/family room complete with breakfast bar, tiled flooring and bi folding doors out onto private garden with terraced area for entertaining, lawned area and a summer house to the rear.

Additionally there is a separate utility room and cloakroom to complete the ground floor.

The first floor comprises master bedroom with walk in wardrobe and en suite, a second bedroom with en suite. A flight of stairs leads to the second floor and onto an open study space and 2 additionally bedrooms both with en suites. Both floors feature wood flooring throughout.

The property comes with 2 allocated parking spaces.

Tenure:

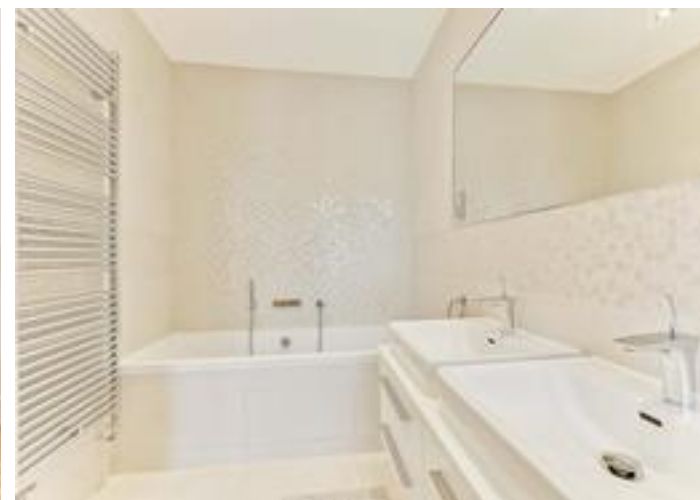
Freehold

Local Authority:

Elmbridge Borough Council

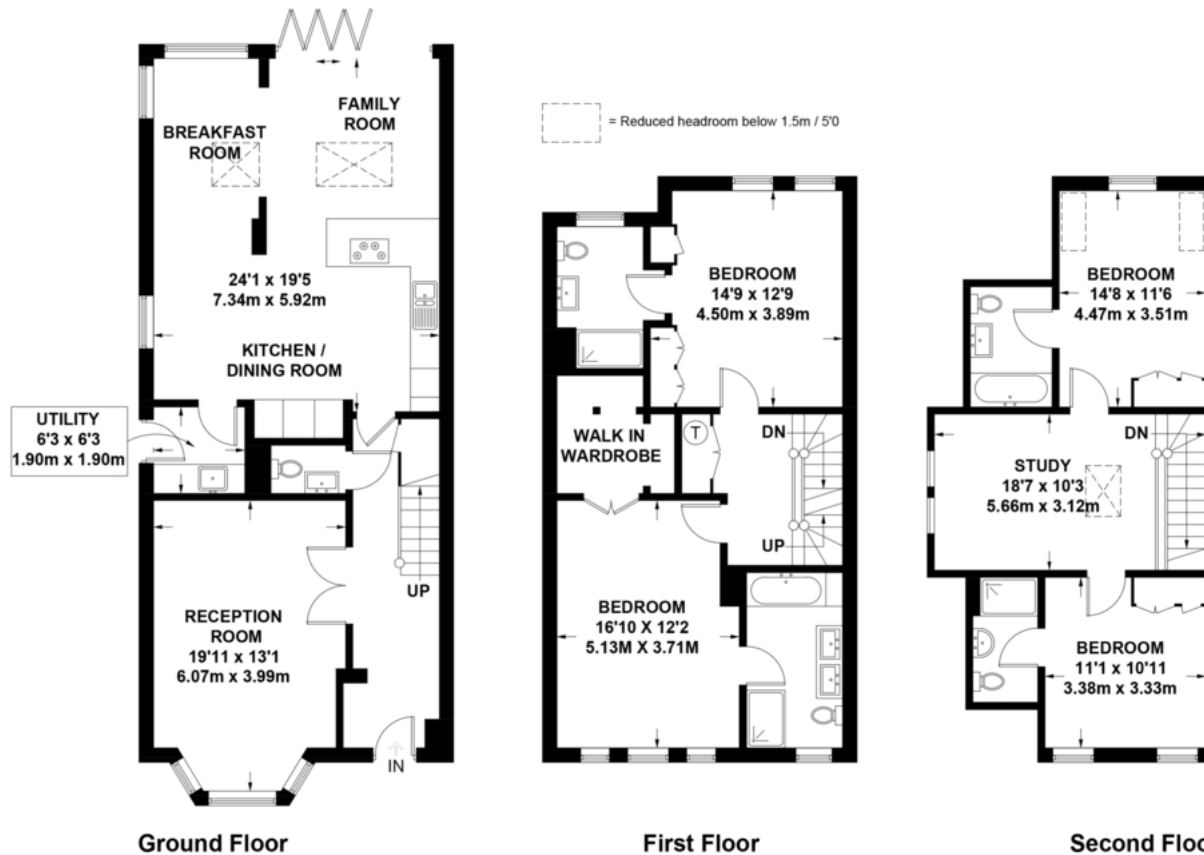
Viewing:

Strictly by appointment with Savills



Sycamore Court

Approximate Gross Internal Area = 209.3 sq m / 2253 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	91
(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