



Striking late Victorian family home in a central location

11 Portmore Park Road, Weybridge, Surrey KT13 8ER

Freehold

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Centrally located in Weybridge • updated by current owners • lovely period features • generous reception space • home studio in the garden

Local information

Centrally located, ideal for the amenities Weybridge town centre has to offer.

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 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

Approached by a gravel driveway, this imposing period house retains many of its original features. These include some intricate detailing such as ornate plasterwork, bay windows and a combination of open and cast iron fireplaces with some colourful in-set tiling.

Built in the late Victorian era but altered and extended in more recent years the house combines turn of the century grandeur and elegance, to more than meet the demands of modern living.

From the moment you walk through the front door this home invites you in. The impressive entrance hall flooded with light is a key feature of the house and absolutely ideal for entertaining and welcoming friends and family into your home.

The formal dining room retains original character, visible in the large bay window and fireplace as the focal point.

There are two further reception rooms, one currently used as a TV room, ideal for relaxing with the family on cosy winter nights. There is also a fire place and fitted storage cupboards and book cases to either side. The second reception at the back of the house is currently used as the drawing room and is a quiet sanctuary with French doors



opening out to the garden.

The kitchen/ breakfast room fitted with off white units and contrasting black granite worktops, has been perfectly designed for family living and informal dining. There is a sociable central island and access to a little courtyard. Adjoining the kitchen is the utility room with access out to the front garden.

The guest cloakroom is located off the entrance hallway.

A turning staircase leads you up to the first floor landing where there is the main bedroom, the current owners have created a dressing room from one of the other bedrooms, making this a luxury bedroom suite with en suite shower room. Two further generous bedrooms, one with access to eaves storage, and an elegant family bathroom complete the accommodation on this floor.

On the second floor are two bedrooms and a bright bathroom. There is also a loft room, this floor could be the ideal place for teenagers.

Outside the garden is well screened from neighbouring houses and there is a large patio area ideal for al fresco entertaining. The rest of the garden is laid to lawn with a central water feature, surrounded by mature trees and shrub borders and a path leading you to the home studio and garage.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

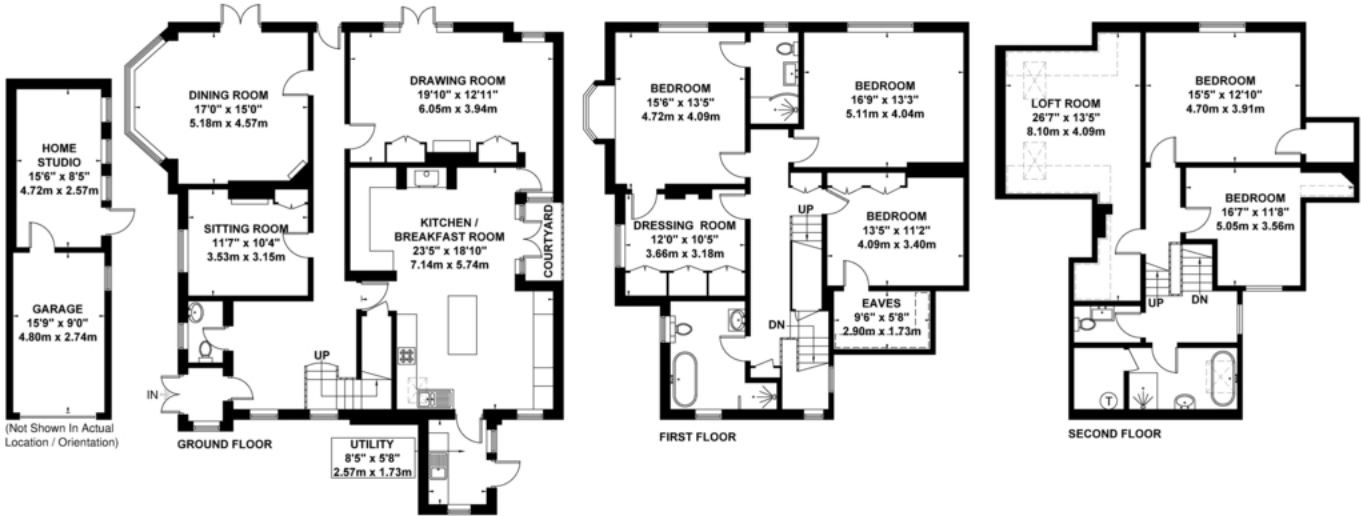
Viewing

Strictly by appointment with Savills





Portmore Park Road, Weybridge
Approximate Gross Internal Area = 314.2 sq m / 3382 sq ft
Garage / Office = 25.7 sq m / 276 sq ft
Total = 339.9 sq m / 3658 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	82
England, Scotland & Wales		
EU Directive 2002/91/EC		

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