



A beautiful 18th Century Grade II listed period house

Ashley House, 13 Oatlands Drive, Weybridge, Surrey KT13 9NA

Freehold





Rich with history, offering charm, character and flexible family accommodation. • stunning refurbishment

- generous frontage (approx. 118 ft.) and rear garden
- potential to extend (subject to planning permission)

Local information

Weybridge town centre has an extensive range of both high street chains and individual boutiques, including a Waitrose supermarket, plus a good mix of bars and restaurants. The nearby towns of Esher, Cobham and Walton-on-Thames provide further shopping outlets, restaurants and recreational facilities.

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.



About this property

A unique opportunity to acquire this charming Grade II listed Georgian property. The original house, owned by Sir George Lewis, a famous lawyer of his day and confidant of the Prince of Wales. It was built circa 1720 and later converted in 1922 to provide three homes. Ashley House being the principle wing retaining the main reception rooms.

Set well back from the road, the property has a generous frontage (approx. 118 ft.), electronic gates and a gravel drive.

This imposing period house retains many of its original features. These include some intricate detailing such as ornate plasterwork and cornicing, high ceilings, panelled walls, wide doors, sash windows with internal shutters and box bay windows.

Built in the Georgian era but refurbished by the current owners the house combines 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 drawing room is a lovely space with parquet flooring and a wood burning stove providing the focal point. This gives access to the small conservatory, which is currently being used as a study.

The generous dining room is situated at the rear, again with

parquet flooring throughout, a log burning stove with marble surround and French doors leading out to the garden. This gives you access to the striking kitchen/breakfast room with a Mercury oven, American fridge/freezer and sociable central island. This room also give access to the garden, creating the perfect place to entertain.

Also downstairs is a laundry room and guest cloakroom.

On the first floor is the main bedroom with an open fireplace and views out to the rear garden. There are three further double bedrooms and two bathrooms.

Externally to the rear is the beautiful south easterly facing garden. Mainly laid to lawn with a generous patio area. There is a lovely den in the far left corner, perfect for children to play. There is a Mulberry tree situated in the centre, steeped in history, this tree was once planted at Hampton Court Palace.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Viewing

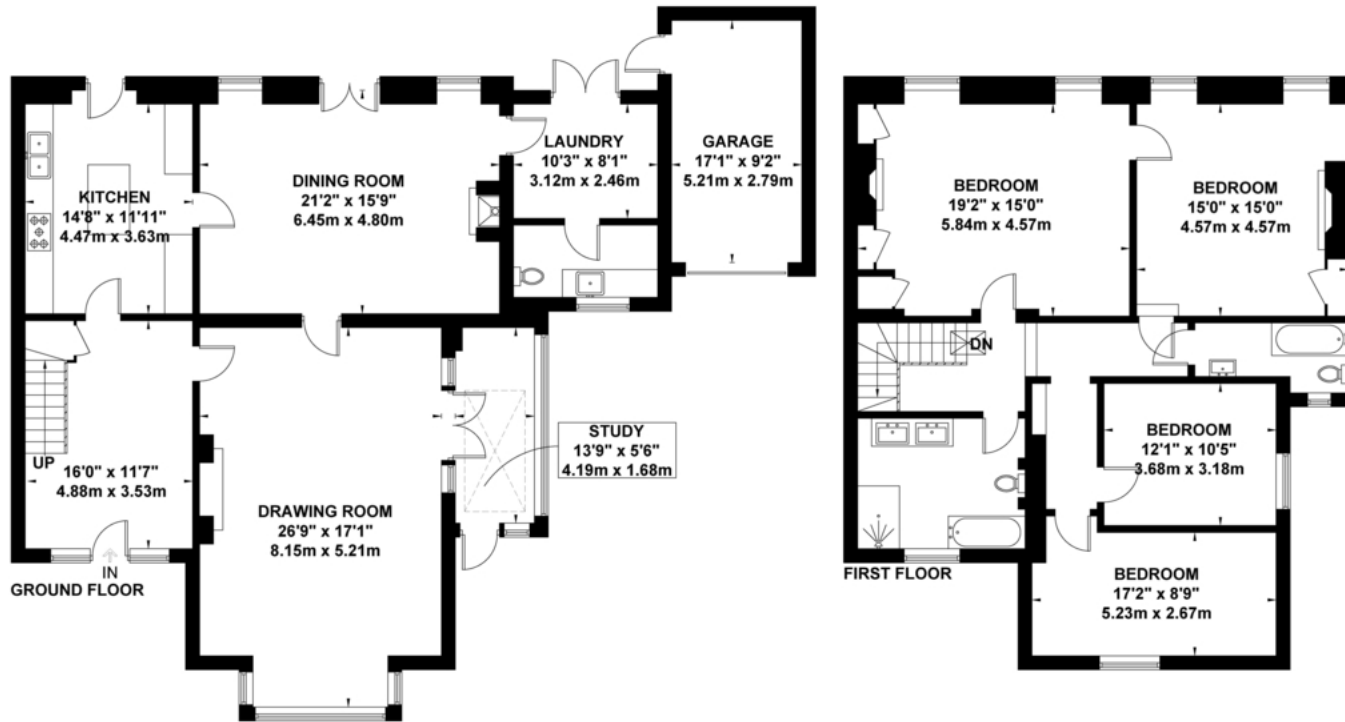
Strictly by appointment with Savills





Oatlands Drive, Weybridge

Approximate Gross Internal Area = 243.5 sq m / 2621 sq ft
 Garage = 15.6 sq m / 167 sq ft
 Total = 259.1 sq m / 2788 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		78
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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