



Lovely bungalow on a sought after private road

Caensbrook, Caenshill Road, Weybridge, Surrey KT13 0SW

Freehold



Tucked away at the end of a cul-de-sac on this lovely residential road • lateral living • stunning landscaped garden • approx 0.2 miles to Weybridge mainline station (via key fob activated gates)

Local information

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.

Please note all distances are approximate.



**About this property**

Caensbrook is set back from the road and approached by a gravel driveway with room for off-road parking as well as a garage to the right of the property.

Inside, the detached chalet style bungalow has two bedrooms downstairs, the main bedroom with a bay window to the front of the property. Upstairs there is a further double aspect bedroom.

The kitchen feels light and open, and leads on to the dining/living room area. The living room opens out to the conservatory at the rear of the property which has been carefully designed to make the most of the mature and beautifully tended terraces and gardens. There is a garden gate which provides direct access to the wooded area beyond.

There is a generous studio/summer house in the garden separate from the bungalow, this could be perfect for use as a home office.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

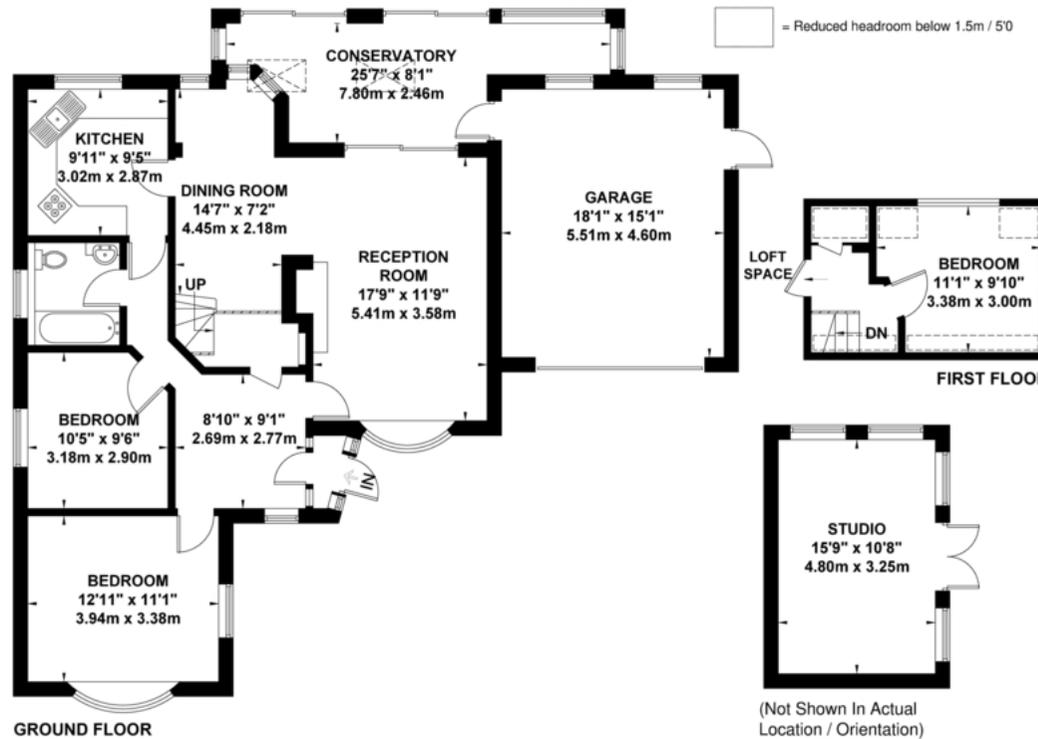
Viewing

Strictly by appointment with Savills



Caenshill Road, Weybridge

Approximate Gross Internal Area = 142.1 sq m / 1529 sq ft
 Studio = 15.6 sq m / 168 sq ft
 Total = 157.7 sq m / 1697 sq ft
 (Including Garage)



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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		82
(69-80) C		
(55-68) D	57	
(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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