



## Handsome family home on a quiet cul-de-sac

**6 Chaworth Close, Ottershaw, Surrey KT16 0LS**

Freehold





Updated by current owners • woodland setting  
• generous west facing garden • close to village amenities

**Local information**

Ottershaw is a village in the Runnymede district of Surrey, England about 20 miles to the south-west of London. It is part of the Foxhills ward. Immediately surrounding towns and villages include West Byfleet, Woodham, Weybridge, Addlestone, New Haw and Chertsey.

The property is situated within half a mile radius of Ottershaw village offering local amenities including newsagent, chemist and dentist.

The property is conveniently located for access to the M25. Closest mainline train station is West Byfleet within a 2 mile radius offering a direct rail service into London Waterloo in approximately 35 minutes. Woking is approximately 3.5 miles away offering a direct rail service into London Waterloo in approximately 23 minutes.



### About this property

The interior has been modernised over recent years to create a comfortable and contemporary space.

You are welcomed into the generous entrance hall. The ground floor has a super, natural flow to it.

On the right is the sitting room with a beautiful bay window which allows views over the front garden.

The generous kitchen/family/dining room is situated to the rear with its separate defined spaces that interlink and create a lovely open plan room to entertain friends and family. With two sets of bi-fold doors and French doors, not only does it allow the natural light to flood in, it opens up to give the most glorious backdrop, to enjoy the greenery and privacy of the mature rear garden.

There is access to the utility room which in turn leads to the integral double garage.

There is also a home office at the front of the house and guest cloakroom.

On the first floor there is the main bedroom with a dressing area which leads through to the lovely en suite bathroom with walk in shower. The main bedroom offers views out to the rear garden and woodland beyond. Four further bedrooms, one with an en suite shower room, and three with fitted wardrobes, and a separate family bathroom complete the accommodation on this floor.

Externally to the rear is the

generous and secluded west facing garden, laid mainly to lawn with a border of mature shrubs and trees and a patio area for al fresco entertaining. There is direct access to the woodlands, perfect for a lovely family walk.

### Tenure

Freehold

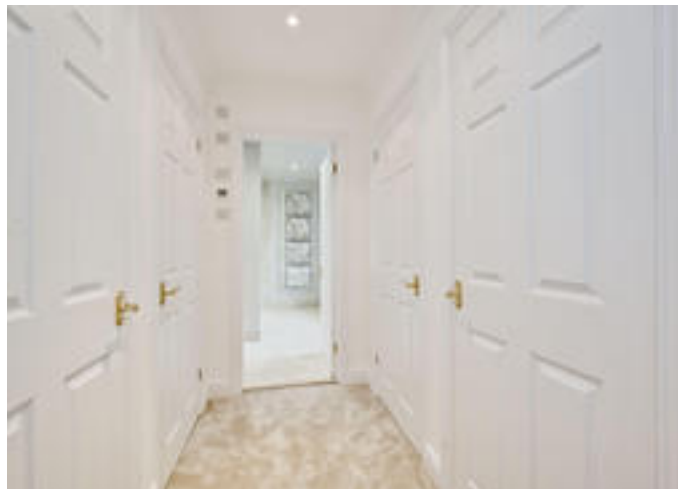
### Local Authority

Runnymede Borough Council

### Viewing

Strictly by appointment with Savills





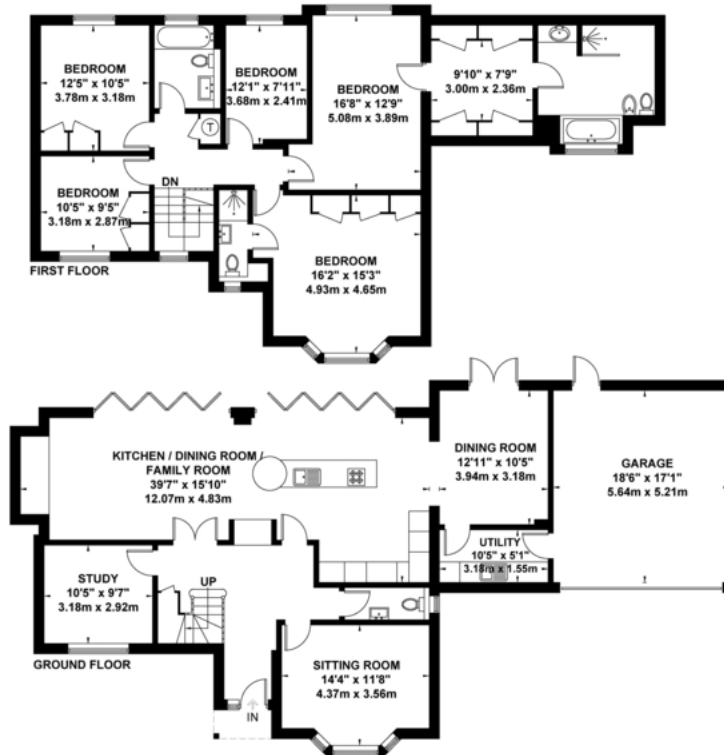


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### Chaworth Close, Ottershaw

Approximate Gross Internal Area = 221.6 sq m / 2384 sq ft  
 Garage = 29.4 sq m / 316 sq ft  
 Total = 251 sq m / 2700 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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