



Spacious family home on a popular private road

Neath Oak House, 9 High Pine Close, Weybridge, Surrey KT13 9EA

Freehold



Potential to modernise • mature south backing garden
 • ideally situated for local shops and the station • close to local highly favoured private and state schools • no onward chain

Local information

High Pine Close is a private residential road situated close to both Weybridge mainline station and the town centre.

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. There is also a huge choice of leisure facilities.

About this property

Providing generous and well-balanced accommodation, with a layout suited for family living. This property also has the potential to modernise.

The front door opens up into the lovely entrance hall. On the left is the double aspect living room with a fireplace and French doors leading out to the garden. There is also the study at the front with a bay window overlooking the front garden.

To the rear of the house is the light-filled dining room, this is a generous space, perfect for entertaining with access into the kitchen/breakfast room. The kitchen is fitted with ample storage and offers views over the garden.

Adjoining the kitchen is the utility room with side access to the garden, perfect as a practical second entrance. There is also a guest cloakroom.

Upstairs there is a generous main bedroom with built in storage and an en suite bathroom. There are four further bedrooms, three with built in storage, and a family bathroom on this floor.

Externally, the property is approached via a block paved driveway, offering ample parking and access to the double garage. The delightful and well maintained south facing garden is laid mainly to lawn with a selection of mature shrubs and trees and a paved terrace area.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Viewing

Strictly by appointment with Savills





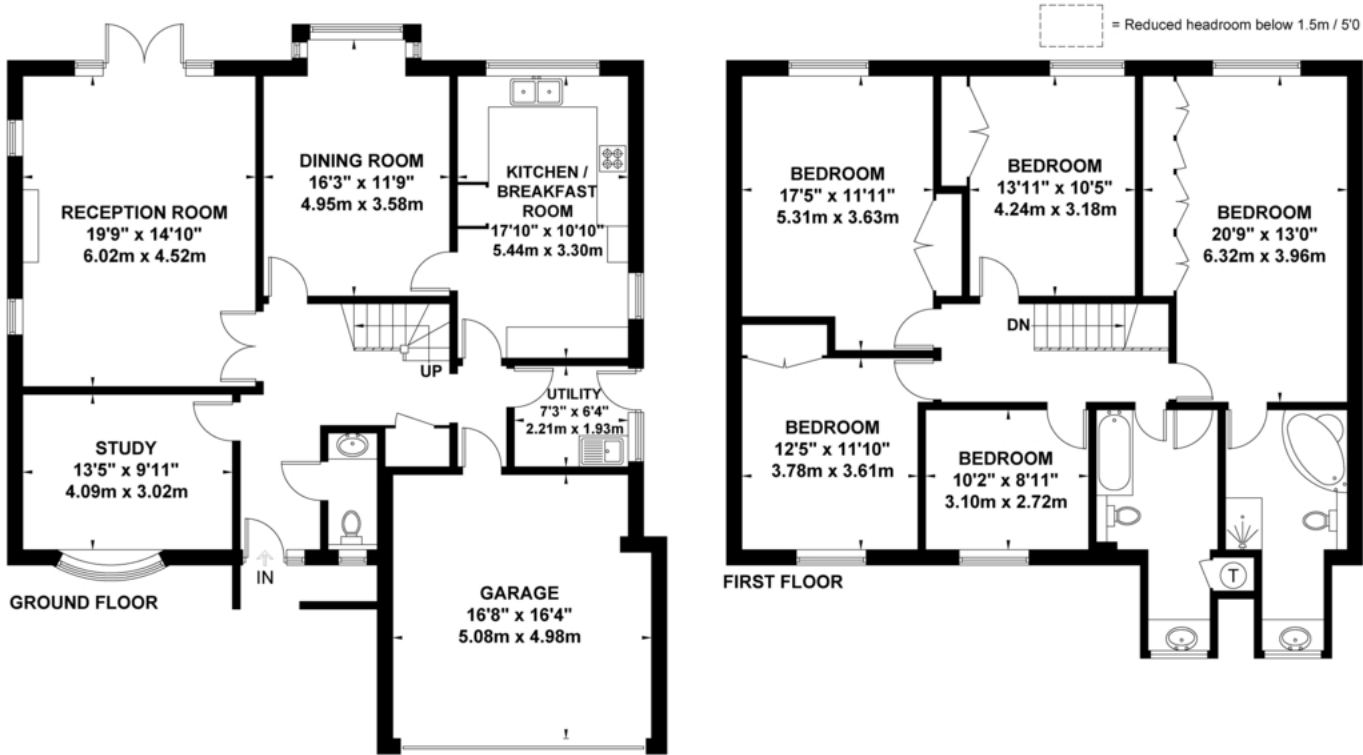


savills

savills.co.uk

High Pine Close, Weybridge

Approximate Gross Internal Area = 213.7 sq m / 2300 sq ft
Garage = 24.8 sq m / 266 sq ft
Total = 238.5 sq m / 2566 sq ft



Exposure House © 2021

www.exposure.house

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	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12025060 Job ID: 150626

