



Well presented home in a private gated cul-de-sac

6 Haines Court, Weybridge, Surrey KT13 0BH

Freehold



Gated cul-de-sac • fantastic location for Queens Road • arranged over four floors • flexible accommodation • communal children's play area

Local information

Located on the South bank of the rivers Thames and Wey where the two rivers meet, Weybridge is an historic town that dates back to the Iron Age. Originally named after the wooden bridge over the river Wey used by pilgrims to the Chertsey Abbey, in the last 100 years Weybridge has become known for its aspirational, innovative and creative residents. Each generation leaving their legacy to the town through its own style of properties and industry.

There was once a royal palace in Weybridge that was used by Henry VIII and his wives, as well as other Kings and Queens. Today, Oatlands Park Hotel is all that remains of the royal estate. You can still find reminders of the original palace in and around Weybridge.

In more recent history, Weybridge was a magnet for motor enthusiasts, as it was home to Brooklands Race Track, some of the track still remains. The river Wey cuts through the Brooklands site. If you wanted to catch some racing without paying, you would take a punt up the river. This was apparently the origin of the phrase 'punters'. Today you can visit Brooklands Museum and Mercedes Benz World at the site. Privacy, space and accessibility, an abundance of sports and activities and excellent schools makes Weybridge the perfect location for those who enjoy a variety of interests and passions.

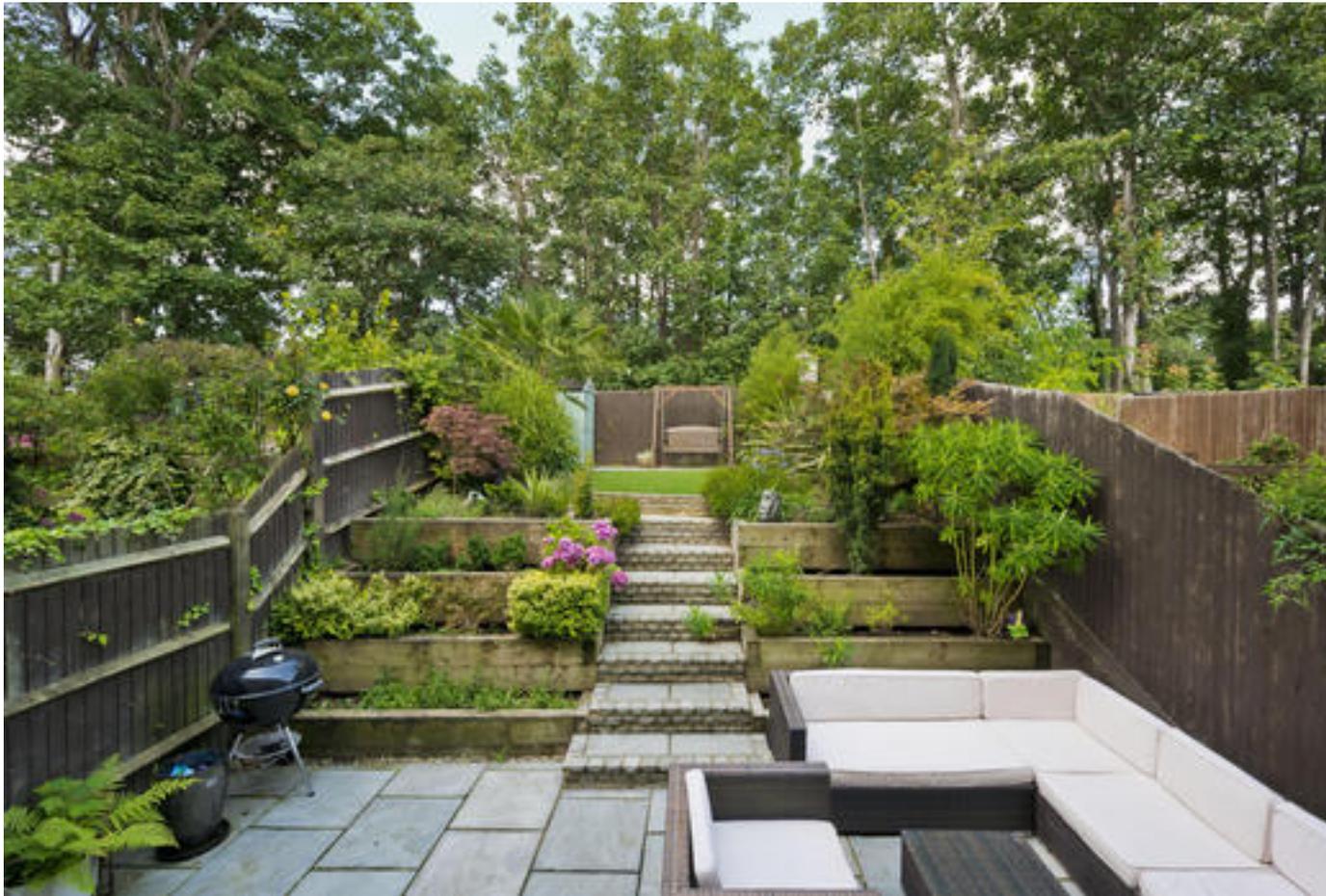
There are many water sports on the Thames: paddle boarding; kayaking; rowing; sailing and wild water swimming are among the most popular. Weybridge also has many clubs for children and adults: tennis; rugby; football; creative arts; horse riding; dance and more.

With several restaurants, pubs and local markets as well as independent and chain cafés the town is well served for a variety of excellent food and drink, just right for your formal and informal occasions. With cinemas, theatres, local art galleries, museums and historic houses and gardens nearby, there is never a shortage of things to do.

Weybridge and the surrounding area has a variety of Ofsted rated good and outstanding primary and senior schools in both the private and public sectors, providing education from nursery through to 6th form and also a very popular 6th form college.

The town is near junction 11 of the M25 and is on a fast train line into London Waterloo. Journey time from 31 minutes. Please note distances and times are approximate.





About this property

Haines Court is a beautifully presented family home situated in a private gated cul-de-sac and is ideally located for the local shops and bars on Queens Road.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Viewing

Strictly by appointment with Savills

The property is light and airy with neutral décor throughout. This deceptively large home offers spacious and flexible accommodation arranged over four floors.

The front door opens into a spacious hallway on the raised ground floor with a study/playroom featuring lovely Amtico flooring, cloakroom and a modern kitchen/breakfast room with lovely views overlooking the private rear garden. There are external stairs from the kitchen/breakfast room leading down to the garden.

The first floor has a spacious reception room with Juliette balcony and views over the garden. The main bedroom suite is also on this floor with an abundance of built in storage and en suite. A cloakroom completes the accommodation on this floor.

On the second floor there are three further bedrooms, one with built in storage, one with en suite, and a family modern bathroom.

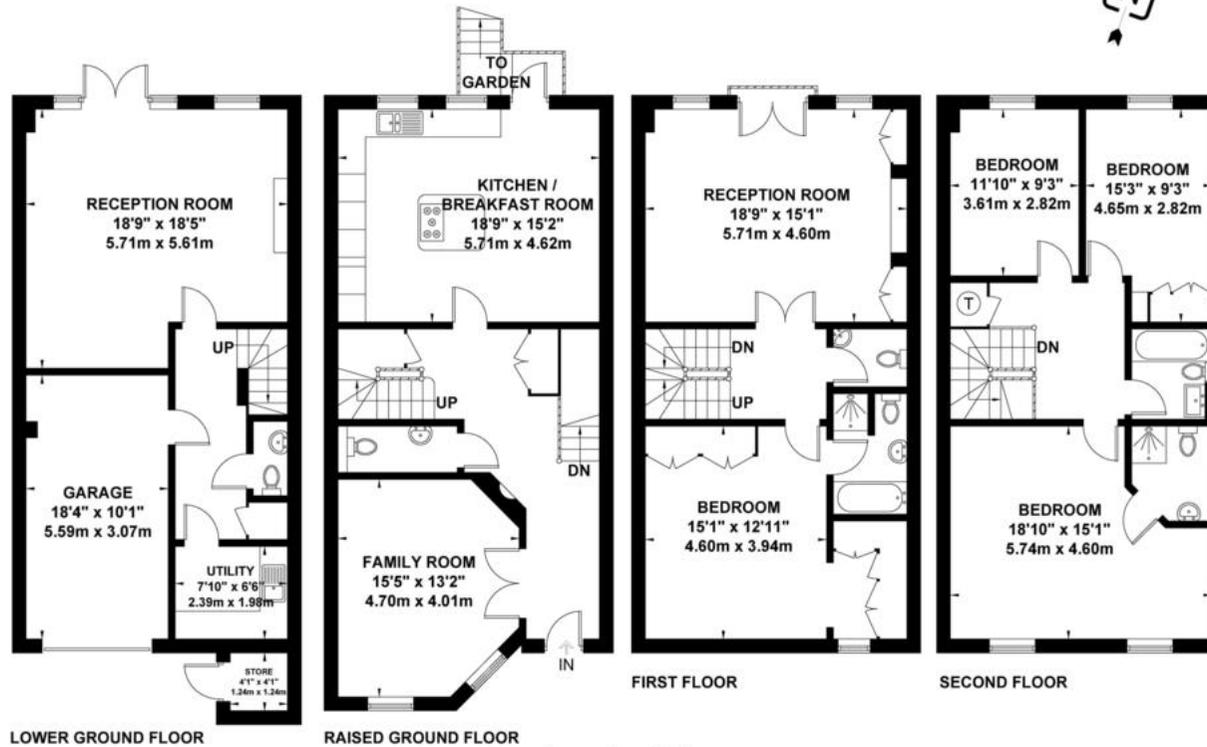
The lower ground floor offers a spacious reception room with doors opening onto the terrace with stairs leading up to lawned area. There is also a utility room, cloakroom, an abundance of storage and access to the integral garage.

The development also has visitors parking and communal gardens, including a children's play area.



Haines Court, Weybridge

Approximate Gross Internal Area = 264.7 sq m / 2849 sq ft (Including Garage)
Store = 1.5 sq m / 16 sq ft
Total = 266.2 sq m / 2865 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			86
(69-80) C		75	
(55-68) D			
(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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