



Sympathetically refurbished Victorian family home

41 Oatlands Avenue, Weybridge, Surrey KT13 9SS

£2,650,000 Freehold



Sympathetically refurbished • Original Victorian features
• Stunning kitchen/breakfast room with vaulted ceiling •
Wine cellar • Outdoor studio/gym

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, Otlands 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

An attractive double fronted Victorian family home that retains many original period features, providing generous and well-balanced accommodation arranged over three floors.

On the ground floor, the light entrance hall leads to two separate elegant reception rooms overlooking the front of the house with original wood flooring, lovely working fireplaces and wide bay windows. In addition there is a playroom with a feature fireplace, high ceiling and original coving. The playroom provides access to a separate utility room. Leading through the informal sitting room is the stunning kitchen/breakfast room with vaulted ceiling which has been recently refurbished and is a contemporary open-plan space. With a beautifully designed 'Surrey Kitchens' kitchen offering a range of integrated appliances and storage space, this room creates the perfect space for entertaining family and friends. There are bifold doors leading out to the garden at one end and two further sets of French doors leading out to the patio. Part of the basement has been converted into a beautiful wine cellar and also provides access to a plant room. A cloakroom further completes the accommodation on this floor.

An elegant staircase leads up to the first floor which provides access to the main bedroom suite, which benefits from a walk-in dressing room and an impressive en suite with a free standing bath. There is guest bedroom with an en suite, two further bedrooms and a Jack and Jill shower room. On the third floor is the fifth bedroom with en

suite and separate eaves storage.

Externally, the property is approached via a gravel carriage driveway which provides off street parking for several cars. There is a large landscaped rear garden with a terrace area providing plenty of scope for outdoor dining and entertainment. The garden also provides access to a studio/gym and an outdoor heated training pool/spa.

The property further benefits from underfloor heating through all bathrooms and the kitchen/breakfast room.

Tenure
Freehold

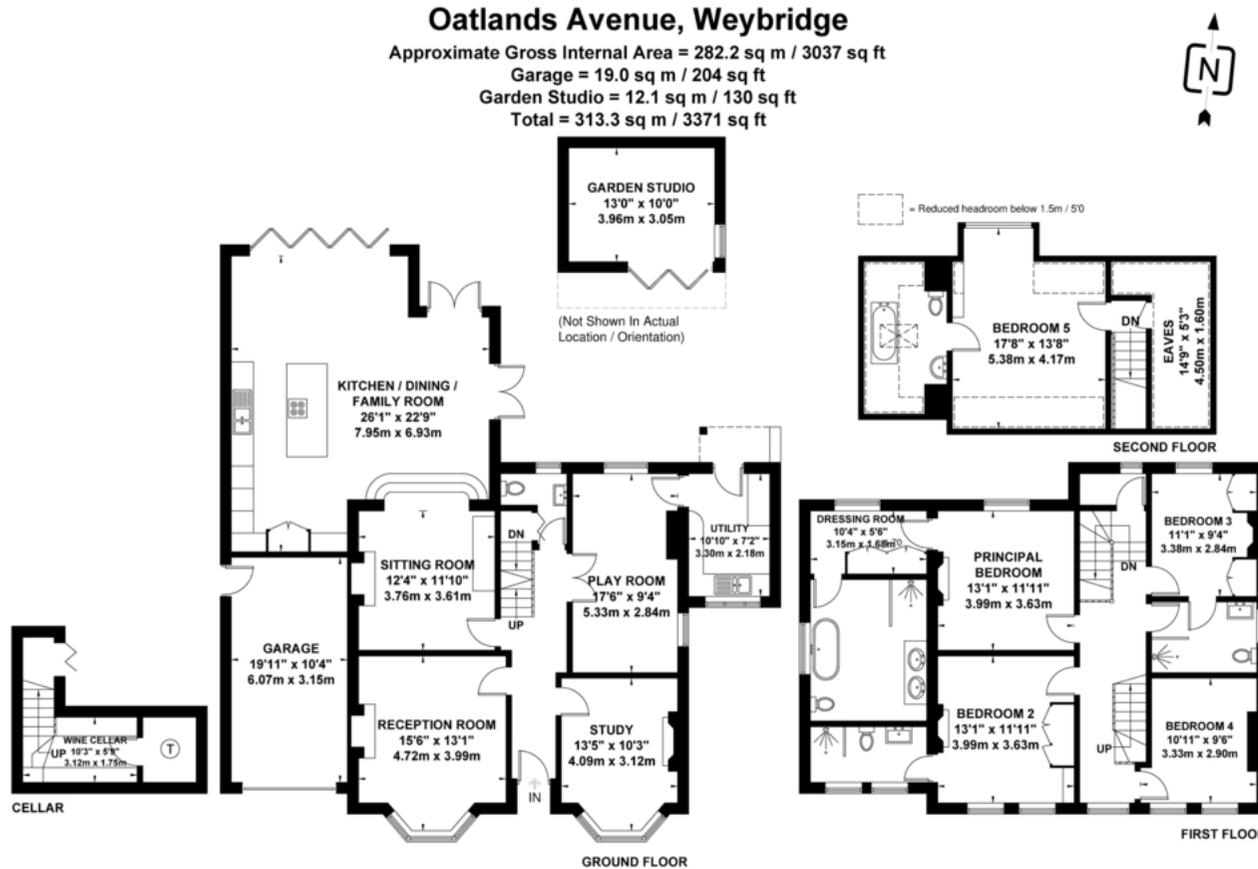
Local Authority
Elmbridge Borough Council

Council Tax
Band = G

Energy Performance
EPC Rating = E

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		71
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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