



Lovely family home set in a popular residential road

Clare House, Beechwood Avenue, Weybridge, Surrey KT13 9TF

Guide £2,200,000 Freehold



Chic décor throughout • Stunning Neptune kitchen • Modern bathrooms with Mandarin Stone tiling • Main bedroom suite with dressing room and en suite • South facing garden

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

Set in a popular residential road approximately a mile from Weybridge High Street is this light and modern family home which benefits from a bespoke Neptune kitchen and Mandarin Stone bathroom tiling throughout.

The open plan kitchen/breakfast room is the heart of the home and is a fantastic space for entertaining. The stunning kitchen offers bespoke cabinetry by Neptune, a social central island and a range of integrated appliances. The dining/family area creates the perfect space for informal entertaining and has two sets of French doors opening out to the garden. To the right is the more formal reception space which benefits from a working gas fireplace, creating the focal point within the room. There is a separate utility room, also fitted by Neptune, which provides side access out to the garden. Additionally, there is a spacious family room with built in cabinetry, a separate study and cloakroom with chic contrasting wallpaper completing the accommodation on this floor.

to lawn and partly patio which creates the perfect space for summer entertaining. There are mature plants and shrubs which offer privacy from neighbouring properties.

NB. Please discuss fixtures and fittings with the agents.

Tenure
Freehold

Local Authority
Elmbridge Borough Council

Council Tax
Band = H

Energy Performance
EPC Rating = C

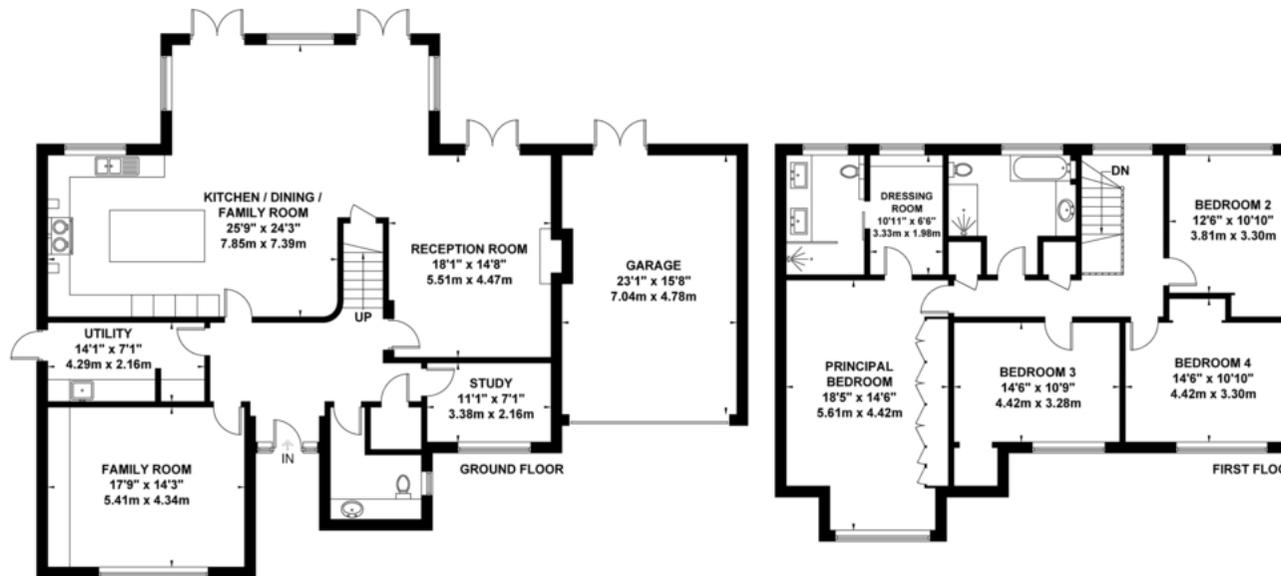
Viewing
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On the first floor there are four double bedrooms. The main bedroom suite offers an abundance of built in storage, a dressing room and en suite complete with a walk-in shower and dual sinks. There are three further double bedrooms and a modern family bathroom. There is also a good sized loft which provides scope to extend the property STPP.

Externally the large gravel driveway offers off street parking for several cars and there is a good sized garage. The south facing rear garden is partly laid

Beechwood Avenue, Weybridge
Approximate Gross Internal Area = 270.8 sq m / 2915 sq ft
Garage = 33.4 sq m / 359 sq ft
Total = 304.2 sq m / 3274 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			
(69-80) C		75	81
(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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