



Family home with spacious accommodation

Clevelands, 66a St Marys Road, Weybridge, Surrey KT13 9QA

Guide £1,525,000 Freehold



Less than half a mile to Oatlands Village • Beautiful manicured garden • Private driveway • Double garage • Close to good local schools

Local information

St Marys Road is a sought after residential road in the heart of Oatlands Village and 1.1 miles to Walton mainline station.

Oatlands Village is set between Weybridge and Walton on Thames town centres. It is close to good local schools. The village itself offers local amenities, restaurants, pubs, a hotel and a park with wooded areas, tennis courts, a bowling green and children's play area.

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 Oatlands 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.

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.

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 sixth form.

Weybridge and Walton towns are near junction 11 of the M25 and is on a fast train line into London Waterloo. Journey time from Walton is 26 minutes. Please note distances and times are approximate.



**About this property**

The property has been sympathetically extended by the owners to provide spacious and flexible accommodation.

The block paved driveway leads to the double garage and provides parking for several cars.

To the left of the welcoming entrance hall is a kitchen/breakfast room with white fitted units and fully integrated appliances and side access out to the garden. The dining room adjoins the kitchen/breakfast room.

To the rear is the generous living room with a feature skylight flooding the room with light. Double doors lead from here out to the rear garden, creating the ideal space to entertain friends and family.

A study/family room and guest cloakroom complete the accommodation on this floor.

On the first floor are four bedrooms all with fitted wardrobes and a family bathroom and shower room, on the right are two further bedrooms, one with a dressing room and a second family bathroom.

The rear garden is mainly laid to lawn with an array of carefully planted flower beds, that, when in bloom provide the garden with an abundance of colour. There is a patio area ideal for al fresco dining.

Please note the images used are from June 2021.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Council Tax

Band = G

Energy Performance

EPC Rating = C

Viewing

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



St. Mary's Road

Approximate Gross Internal Area = 262.4 sq m / 2824 sq ft
(Including Garage)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	79
(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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