

PINERIDGE HOUSE

47 OATLANDS AVENUE • WEYBRIDGE







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47 OATLANDS AVENUE • WEYBRIDGE • KT13 9SS

A rarely available stunning and grand Edwardian home offering a number of character features including fireplaces, wood floors, high ceilings, large windows and original doors

Ground floor: Entrance hall • Family room • Sitting room • Kitchen/dining room • Boot room • Utility room • WC

First floor: Master bedroom suite with bathroom • 3 further bedrooms • Family bathroom • Shower room

Second floor: 2 bedrooms • Bathroom • Eaves loft space

Walton station 0.6 miles • Weybridge Town Centre 1.75 miles • Walton Town Centre 1.25 miles • Cobham 5 miles

Kingston 10 miles • Guildford 13 miles • Central London 24 miles

All distances and times are approximate



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Your attention is drawn to the Important Notice on the last page of the text.

The property retains many character features, including fireplaces, high ceilings, spacious reception rooms and large picture windows.

Situation



There are a number of excellent private and state schools in the area including Cleves School, St. George's Junior School and College, Heathside, Feltonfleet, Notre Dame, Sir William Perkins and The ACS International School. The property is within a short walk of Oatlands Infant School.



Weybridge and the surrounding towns offers an extensive range of leisure pursuits including river walks and bike rides along the towpaths of the Thames and the Wey. Mercedes Benz World and the famous Brooklands Museum inc Concorde are close by. Walton and Esher both offer an Everyman Cinema and the golf enthusiast has a number of the area's best golf courses to choose from in St George's Hill, Burhill and The Wisley.



Weybridge offers an excellent mix of restaurants and gastro pubs including Cote Brasserie, Prezzo, The Ship Hotel, The Minnow and The Queens Head.



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 cafes. Brooklands also offers a wider range of shopping including Marks and Spencer.



The A3, M25 and the M3 are within easy reach.



The train station is located on the edge of town and provides regular service to London Waterloo.



London Heathrow and Gatwick airports are accessed via the M25.



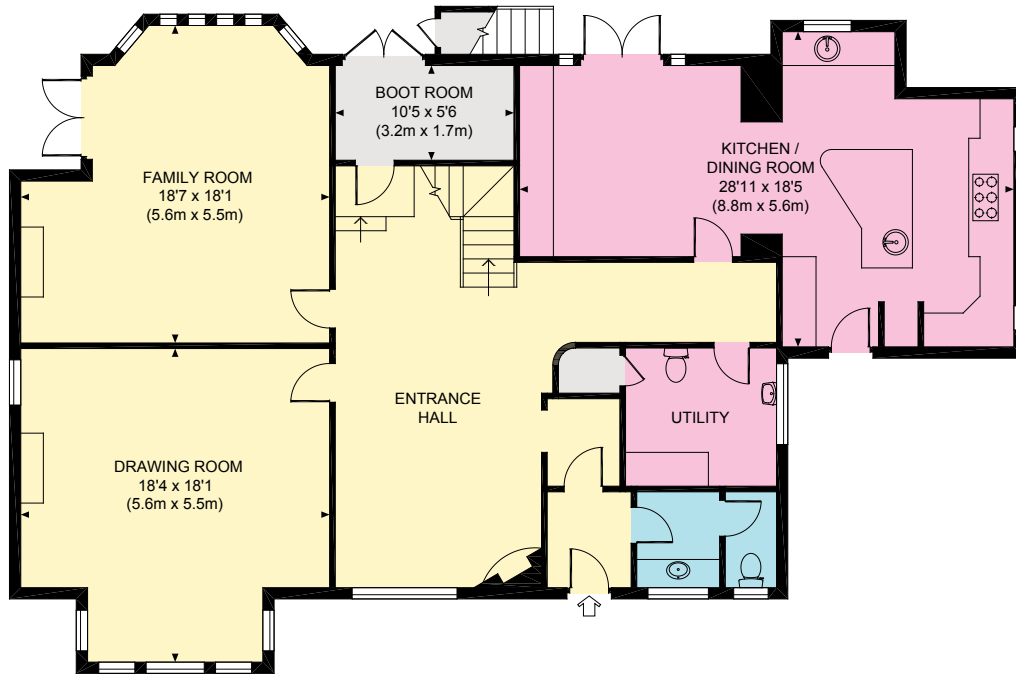




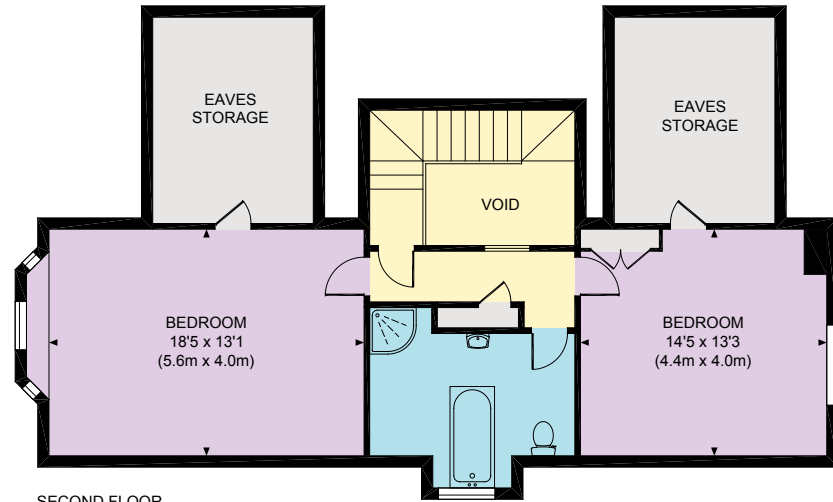
Energy Efficiency Rating		Current	Potential
	A		
	B		
	C		
	D		
	E		
	F		
	G		
<small>For energy efficient - higher ratings cost</small> <small>England, Scotland & Wales</small>		75	53
		<small>EU Directive 2002/91/EC</small>	



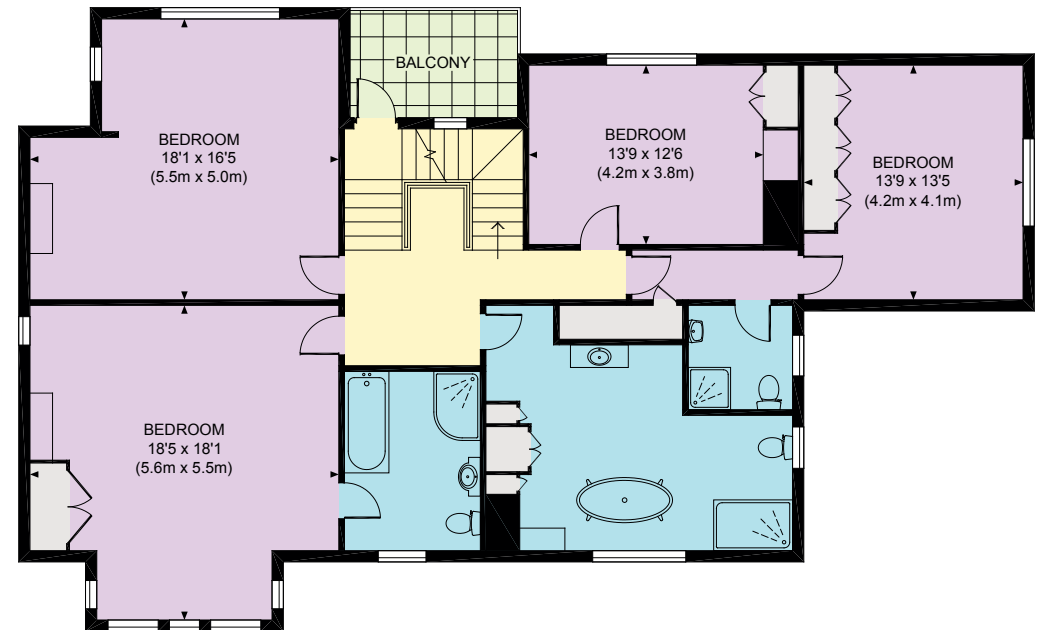
Approximate Gross Internal Area
3985 sq ft / 370.3 sq m



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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