



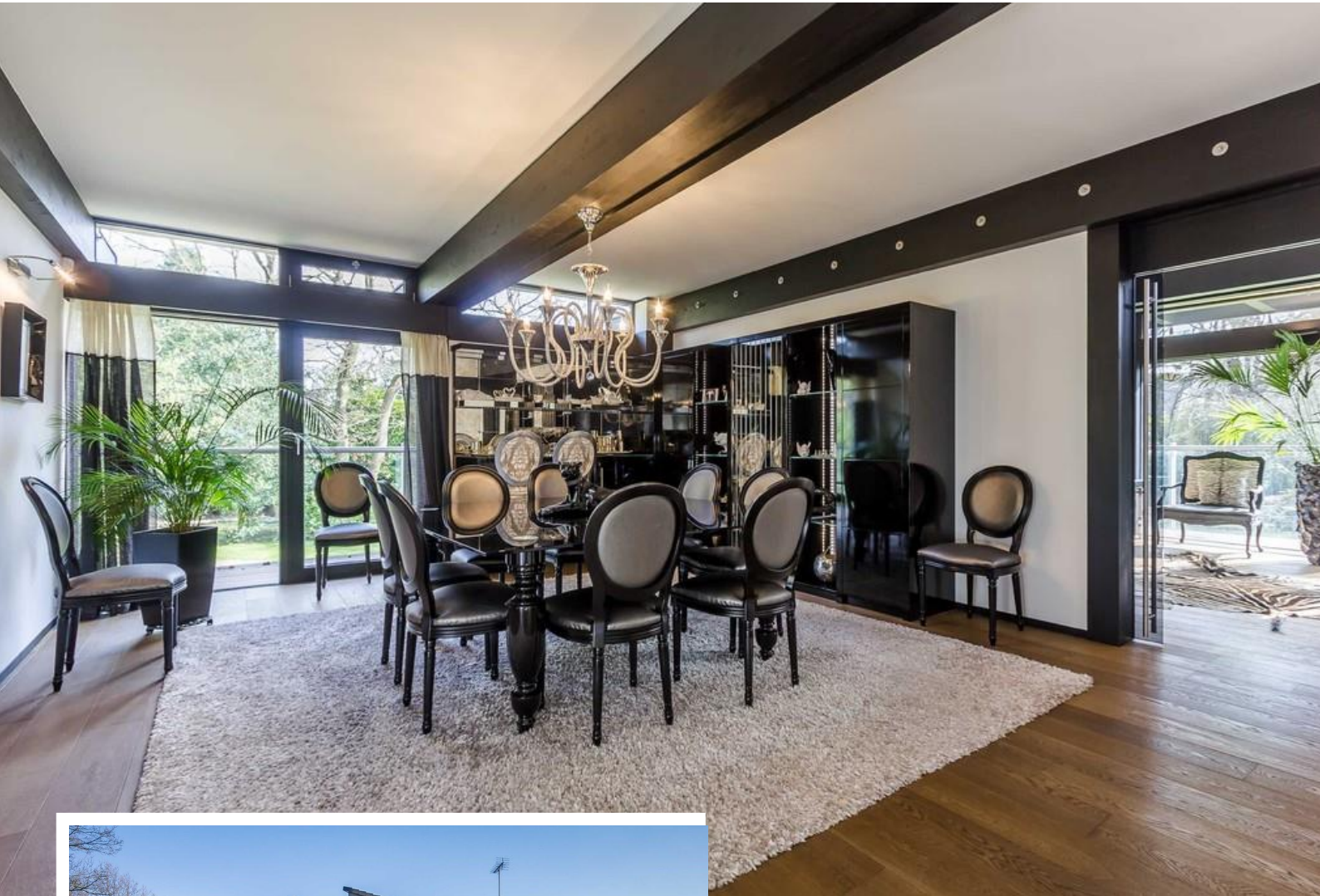
Warreners Lane
Weybridge, KT13 0LH

- Luxurious Huf Haus in the Heart of St Georges Hill
- 5 Double bedrooms with balconies.
- 4 en-Suite bathrooms

Wingate & Withers
ESTATE AGENTS

Guide Price Price On Application
EPC Rating 'TBC'





Property Description

Introduction

The strikingly modern architecture uses a post-and-beam construction system. Making a virtue of it by leaving the structural joists and steel bolts exposed with full-height, triple-glazed walls and windows that invite the outside in. Everything is engineered from the basic fabric of the house to the timber floors and white Corian sinks. The main colour palette consists of Grey and white, allowing for splashes of colour through accessories and artworks. Electronically controlled external blinds provide privacy and relief from the sun.

Gated Entrance

Once through the prestigious St Georges Hill entrance and security gates your journey will take you through the heart of St Georges hill. When approaching the property the electric remote control gates will be open upon your arrival.



Entrance Hall

18'6 x 12'6

Impressive entrance to this stunning house with glass vaulted ceiling and instantly taking in views through the house to the garden with the glass staircase

Downstairs Cloakroom

Situated off of the entrance hall is this luxury w/c. White matching suite offering low flush wc, floating sink effect with chrome water feature mixer tap, vanity unit, white tiles, wood floor with matching shelving and drawers. Other features include extractor fan, control panel for lighting and heating.



Drawing room

23'6 x 17'9

Outstanding living area with panoramic views via triple aspect windows. This minimalistic room will keep your eyes on the green and leafy views with low level designer furniture and a unique B.O.L.E.Y log burner can keep you warm all year round even with the sliding doors open! other features of this breathtaking room include wood floor, large wall mounted tv, wall lights,

Dining Room

18'11x 15'11

Complimenting the living area, this well appointed dining room offers a large dining table and chairs with matching floor to ceiling cupboards, tilt and turn door to balcony. The central feature chandelier is a great focal point and also works well to contrast the black beams and supplies further light to this entertaining and elegant room.



Kitchen

18'11 x 15'10

Wonderfully designed and fitted kitchen situated at the front of the property offering dual aspect making this room incredible light and certainly the heart of the home! Range of matching base and eye level cupboards providing ample slow close drawers and worktop surfaces. Inset double sink unit with mixer tap and drainer. The king of the kitchen must be this vast 8 burner gas hob with double oven and hot plate drawer, electric extractor hood which raises from the worktop in use and retracts when not in use. Other appliance include large American style fridge freezer with water and ice facility, Gaggenay wine fridge and dishwasher, Milea coffee machine and microwave. Other features include porcelain floor tiles, door to rear garden, down lights and spotlights.



Study

18'11 x 15'10

This office oozes splendour and enterprise, with dual aspect views over the rear garden, you can expect peace and tranquility while working away in your own office. This well appointed room provides ample storage with a selection of cupboards drawers and wall units. Other features include a mahogany board room desk, engineered wood floor, wall lights, blinds and shutters.

Ground floor bedroom Five

12'7 x 15'3

This front dual aspect ground floor bedroom is well presented with large free standing wardrobes with sliding doors, floor to ceiling windows with a tilt and turn window and door to balcony. This spacious bedroom also houses a chaise lounge with ample space for further cupboards. Other features include engineered wood floor, door to en-suite.

En-suite

8'3 x 5'5

Luxury en-suite providing a large Corian sink with chrome mixer tap, vanity unit, low flush wc and shower cubicle with sliding door, fixed shower head and flexible shower attachment.

Stairs to 1st floor

Master bedroom

18'11 x 15'10

This strikingly spacious master bedroom provides ample room for the Super King bed, dressing area and Bang and Olufsen T.V. This illuminated room boasts dual aspect with floor to ceiling windows plus tilt and turn door to private balcony with fitted blinds and shutters. Other features to note are the engineered wood floor, vaulted ceiling, bedside tables, wall lights.

Dressing Room

18'11 x 7'0

Providing a large selection of matching high gloss wardrobes leading to a dressing area with large mirror. Other features include wood floor and lighting.

Bathroom En-suite

14'5 x 11'2

Impressive bathroom with a contemporary stone resin bath with large waterfall mixer tap, the contoured shape allows for relaxed bathing at either end. Large triple shower cubicle with a fixed monsoon shower head and a further shower attachment Tiled floor to ceiling with underfloor heating, heated chrome towel rail, his and hers wash basin with chrome waterfall mixer taps, built in vanity unit with cupboards drawers and built in fridge to ensure that toiletries and make-up are kept at the perfect temperature. Large obscured windows and Velux window.

Bedroom Two

18'8 14'9

Light and bright double bedroom with vaulted ceiling plus floor to ceiling windows offering panoramic views from the private balcony accessed via tilt and turn door.

Red Split Level Bedroom Three

19'10 x 18'11

Superbly presented mezzanine bedroom providing wood floors, black beams with contrasting white walls. Walking through the bedroom you have built in wardrobes on your left, seating area in front of you and beyond you have floor to ceiling windows displaying 180 degree of charming views. The black floating stairs with chrome handrails guide you to the mezzanine bedroom.

En-suite

7'3 x 6'9

White suite featuring large shower cubicle with sliding doors, fixed shower head and shower attachment. Corian sink with chrome mixer tap and vanity unit, low flush wc, tiled floor to ceiling, frosted double glazed window. Towel rail frosted glass cupboard with down-lights.

Blue Split-Level Bedroom Four

19'10 x 18'11

Beautifully presented mezzanine bedroom with wood floors, black beams and stair case to the bedroom area with chrome handrails. As you walk through this stunning bedroom you have large built in wardrobes to your right, seating area in front of you with stunning views of the rear garden via double glazed windows and door leading to balcony. Other benefits include a work station for PC with matching cupboards and drawers, floor to ceiling windows.

En-suite

8'4 x 7'

Matching white suite offering a large double door shower cubicle, Corian sink with chrome mixer tap and vanity unit, low flush wc, tiled floor to ceiling, frosted double glazed window. Towel rail frosted glass cupboard with down-lights.

Stairs to ground floor and basement

Cinema & Pool Room

19'5 x 17'9

Boasting an array of entertainment including the pull down projector, full sized "American" pool table, built in home cinema and a vast corner sofa to sit back and relax while watching your favourite film. Other features include matching cupboards and shelving unit, impressive cinema lighting recessed behind a suspended ceiling, spotlights and wall lights.

Laundry Room

18' x 10'3

Matching base and eye level cupboards with soft close drawers and ample matching worktop surfaces. Inset Corian sink with chrome mixer tap. Built in appliances include washing machine, tumble dryer and large fridge-freezer. Other features include tiled floor, lights and obscured window.

Storage Room

13'3 x 10'6

Tiled floor, window and two wine fridges.

Plant Room

19'2 x 7'3

The hub of the home, this adequate boiler room provides an ideal place for all facilities to be housed including under floor heating, water softener, cctv base with screen and hot water tank.

Underground Garage

47'10 x 18'2

Large double glazed windows and doors to front and side aspect, large electric up and over door. Space for parking up to six cars

Outside

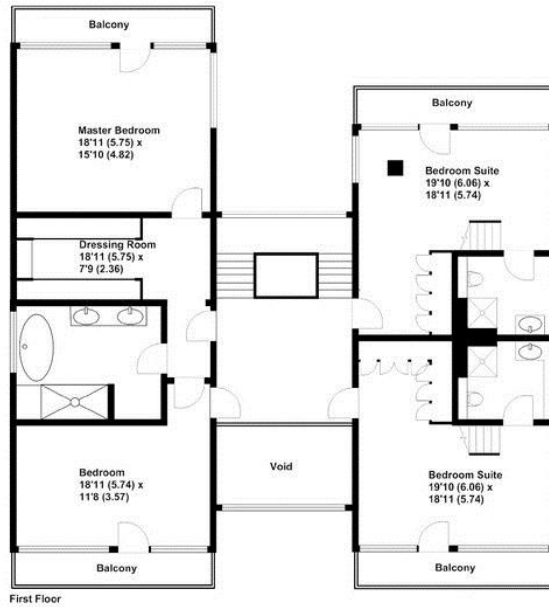
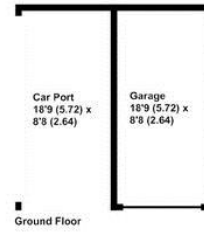
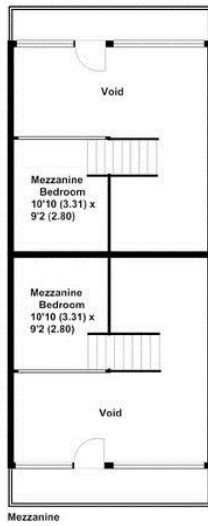
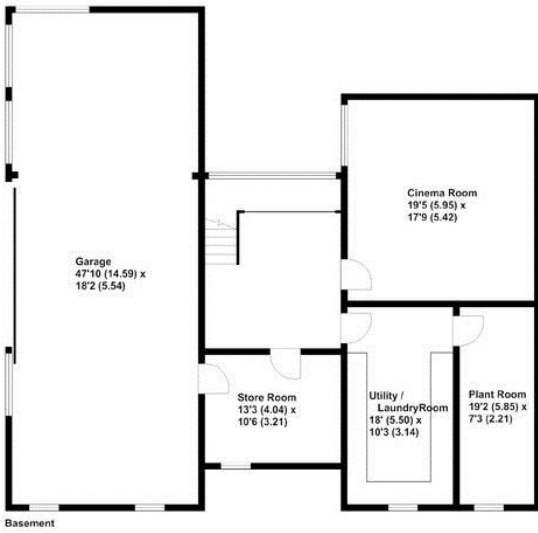
Garden

Private and enclosed luxurious garden with landscaped mature tree borders and a wheel water feature that is enjoyed from a seating area. Designed with family and entertaining in mind are the captivating grounds that surround this be-spoke Huf Haus. The pond benefits from a raised area with swinging garden chair to relax and take-in the water Lilly's and wildlife. Towards the opposite end of the garden you have a large lawn area ideally suited for a temporary football pitch. Tucked away a good size green house and pathway to the side of the property. Other features include external lighting, power, water.

Detached Garage and Carport

18'9 x 17'

Huf Haus detached garage and carport offering an electric up and over door, open section for car-port protected by a pitched roof. Other features include external power point.



Approximate Gross Internal Floor Area - 6277 sq/ft - 583 sq/mtr

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	78
	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		75	75
	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements