



Woburn Hill, Addlestone



An impressive manor house

Upon entry into the hallway, you are greeted by original features in the form of a staircase, wooden panelling, mosaic flooring and a magnificent fireplace. The spectacular original stained-glass window runs the height of the ground and first floors. The 3.5 metre ceiling heights provide a sense of grandeur that this house deserves.

To the left of the hallway, the bespoke kitchen has doors out onto a walled garden and patio area. The exquisite drawing room and dining room, both of which are centred around their fireplaces and bordered by delicate cornicing, are of a large scale and have floor to ceiling windows that open out onto the meticulously landscaped gardens.

On the first floor, the room sizes continue to impress. There is a large principle suite with a bathroom and dressing room. There are two further bedrooms - currently being used as a living room and an office - and a family bathroom. The second floor hosts four further bedrooms, one with a free-standing bath, and there is a separate family bathroom.

Tenure: Freehold

Local Authority: Runnymede Borough Council

Council tax band: G





The loft runs the full width of the property and has been boarded, insulated and benefits from natural light from the windows. This could be converted into another living space if desired.

The house sits on half an acre and the gardens have been beautifully maintained. The current owners have cared for this house and have replaced the roof, the wiring and the plumbing of the property over time. There is a second garden to the front of the property, parking spaces for four cars and a separate garage. The house benefits from a downstairs WC, a boot room, a utility room and a boiler room, which is large enough to use as a drying room.

Addlestone is a commuter town with an excellent selection of high street shops. The town is bordered by Weybridge, Chertsey and Ottershaw and has the Wey Navigation canal running along the south east of the town.





Weybridge town centre is nearby and has a range of both high street chains and individual boutiques, including a Waitrose supermarket and an excellent mix of restaurants and gastro pubs including Giggling Squid, The Queens Head and The Minnow. Brooklands also offers a wider range of shopping including M&S.

The area has 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 including Concorde are conveniently located. The larger towns of Kingston, Woking, Guildford and Walton-on-Thames are also conveniently located.

The local area offers a good range of primary and secondary schools, including St Georges College and Sir William Perkins.

The M25 & M3 are within easy reach via J11 at Chertsey and provide access to Heathrow and Gatwick airports. Addlestone station has a regular service to London Waterloo.

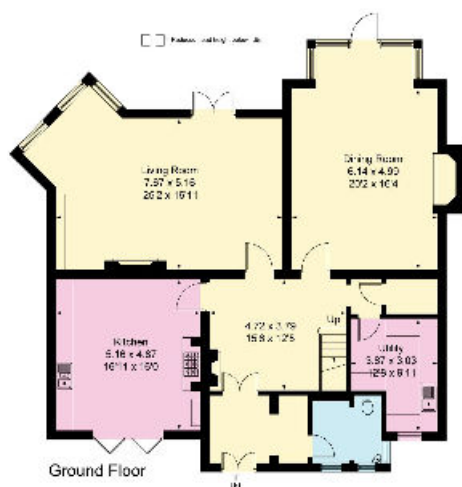


Approximate Floor Area = 432.3 sq m / 4653 sq ft
 Including Limited Use Area (4.8 sq m / 52 sq ft)
 Outbuildings = 25.2 sq m / 271 sq ft
 Total = 457.5 sq m / 4924 sq ft



Outbuildings

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

Knight Frank
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 Weybridge
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