



Haines Court, Weybridge



Immaculately renovated house

Entered via a driveway with parking for two cars into a lovely bright hallway. There is a sizeable home office with built-in storage and space for a large desk. The eat-in diner is at the rear of the property and is the only house in the development with a patio door and cast-iron stairway to the rear garden. The kitchen is modern and contemporary with a large central island and plenty of worktop space. There is counter seating around the island as well as a mirrored dining area.

Leading from the garden to the lower floor is a generous reception room which could be used flexibly as a playroom or games room but is currently in use as additional entertaining space with a fabulous custom-made bar area. Also to this floor is a guest cloakroom and a large utility with extra fridge and lots of storage.

The principal bedroom is situated on the first floor, alongside a more formal reception room. The bathroom has been extended to create a luxurious space with a large walk-in shower and a separate bath. This room also has a dressing area.

The top floor has three bedrooms, one of which has an en-suite shower room. The two smaller bedrooms have been currently combined but can be easily re-instated if required and there is a large family bathroom.

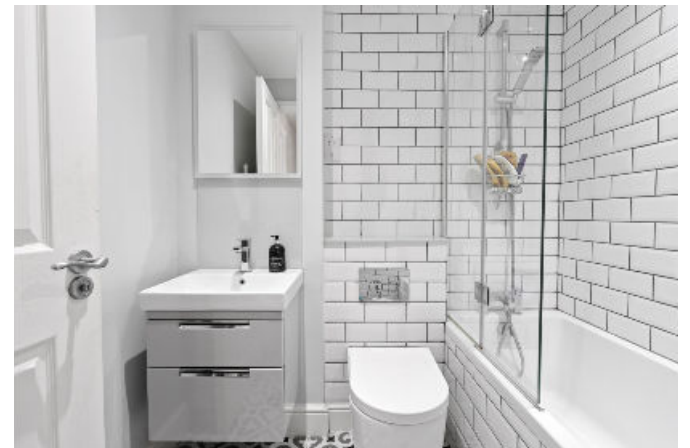
Tenure: Freehold

Local Authority: Elmbridge Borough Council

Council Tax Band: G







Work has been undertaken in recent years to create a large green open space with a play area and summerhouse, for use of Haines Court residents.

Haines Court enjoys a convenient location with excellent proximity to schools, shops along Queens Road,

Weybridge High Street and transportation links. Weybridge itself is known for its upscale living and tranquil surroundings, offering a perfect balance between urban convenience and suburban charm.

Weybridge's town is conveniently located along with the village cricket green and Queens Road area with its wide range of boutique shops and restaurants. The town centre offering everyday conveniences including Waitrose and a number of cafe's, pubs and restaurants along with the River Thames.

The town has a number of leisure pursuits available including two health clubs, Weybridge Health Club and the newly refurbished David Lloyd along with St Georges Hill Tennis and Golf Club, Burhill Golf Club, Mercedes Benz World and The Brooklands Museum.

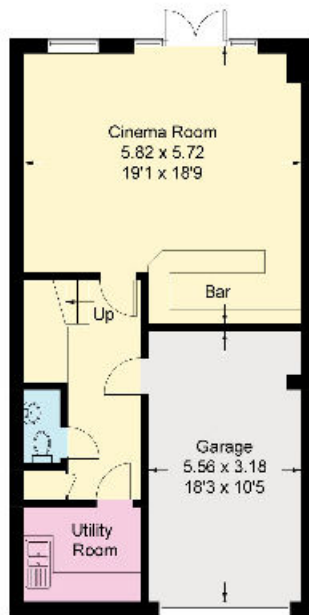
There are a number of excellent schools in the area including St. George's College and Junior, Feltonfleet, Notre Dame as well as the state secondary school, Heathside and several local primary schools



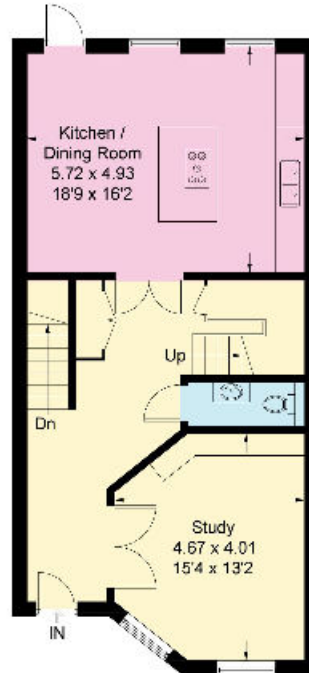


Haines Court, KT13

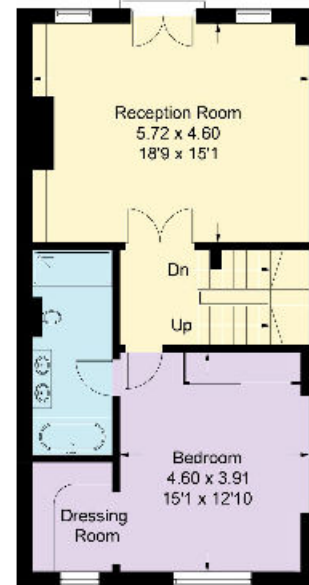
Approximate Gross Internal Area = 269.6 sq m / 2903 sq ft



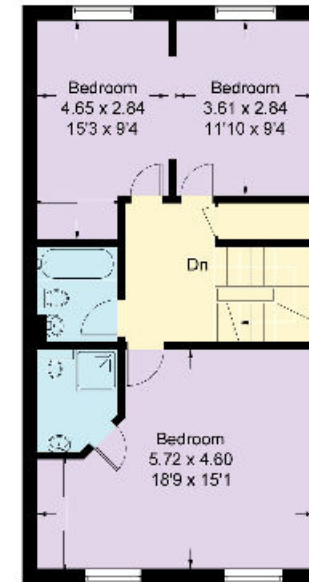
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Knight Frank

20 High Street
Weybridge
KT13 8AB
knightfrank.co.uk

We would be delighted to tell you more

Natalie Berthiaud
01932 548002
natalie.berthiaud@knightfrank.com

Matthew Scott
01932 548001
matthew.scott@knightfrank.com



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