



Oatlands Close, Weybridge

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## A five bedroom family home on a gated private road.

Secluded from the road by a mature hedge this superb family home originally dating back to the 1920's of circa 3500 sq ft is positioned within a quiet private road offering an ideal position for the popular restaurants and shopping area of Queens Road and has a number of convenient footpaths that makes the equidistant train stations of Weybridge and Walton-on-Thames suitably accessible.



5



4



5



Double

EPC

D

**Tenure**

Freehold

**Local Authority**

Elmbridge Borough Council

**Council Tax**

Band G





The first accommodation is comprised of five bedrooms, three being full suites and two with further dressing rooms. Two further bedrooms and family bathroom. Principal bedroom suite with pitched ceiling, the second suite has a ample sized terrace to enjoy providing views over the landscaped garden. Dual aspect third bedroom with eaves storage bespoke built alcoves. Bedroom four is a double of generous size and bedroom could make an ideal nursery or secondary study. To note there is further eaves storage and loft space.

Upon entry to the ground floor you are greeted with an abundance of natural light and clear sightlines of the gardens. The main reception room has feature fireplace and a 5.1 surround sound home theatre. A well proportioned L-shaped kitchen/breakfast room encompassing high gloss floor and wall mounted units, central island and integrated appliances. Family room with bespoke storage three of the walls. Dining room with adjoining conservatory. Study with built in desk space, a gym area with bi-folding doors can offer a multitude of uses, utility and WC.

Externally to the rear of the property is the landscaped southerly aspect garden providing privacy and tranquillity. The property offers double automated garage and carriage driveways providing parking for multiple vehicles.





## Location

Weybridge and Walton offers an extensive range of leisure pursuits including river walks and bike rides along the towpaths of the Thames and the Wey.

Weybridge town centre has a range of both high street chains and individual boutiques, including a Waitrose supermarket and an excellent mix of restaurants and café's including Giggling Squid, Gails and Megans by the Wey. Brooklands also offers a wider range of shopping including Marks and Spencer. Mercedes Benz World and the famous Brooklands Museum are also located in Brooklands.

Walton has an Everyman Cinema, plus many café's restaurants in town and pubs lining the river. Golf enthusiasts have a number of the area's best golf courses to choose from St George's Hill, Burhill and The Wisley along with an excellent choice of health and tennis clubs including St George's Hill Lawn Tennis Club, Foxhills, Bannatyne's and David Lloyd.

The A3, M25 and the M3 are within easy reach along with the larger towns of Kingston, Woking and Guildford.

Schooling in the area is superb with an excellent selection of both private and state schools including Cleves School, Oatlands School, Manby Lodge Infant School and Heathside School (all subject to catchment areas) and a superb choice of private schools including St George's Junior and College, Hampton, Halliford, Sir Williams Perkins, Reeds, Notre Dame, Feltonfleet and the ACS International School.

## Distances

Walton Train Station 0.9 miles, Weybridge High Street 1.25 miles

Walton High Street 1.5 miles, Weybridge Train Station 1.75 miles

M25 Jct 11 4 miles, M3 Jct 1 4 miles, Heathrow 9.8 miles, Gatwick 24.8 miles

(All distances are approximate)

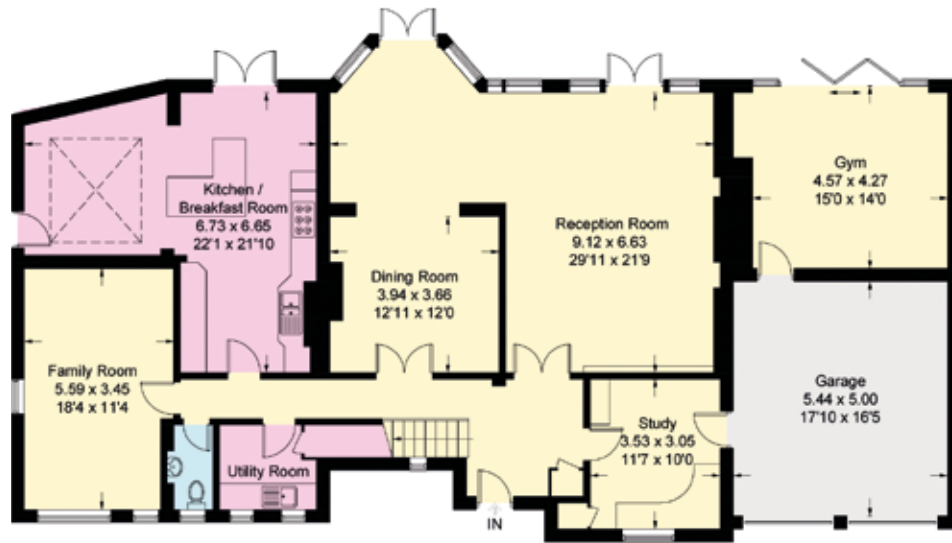


## Approximate Gross Internal Floor Area

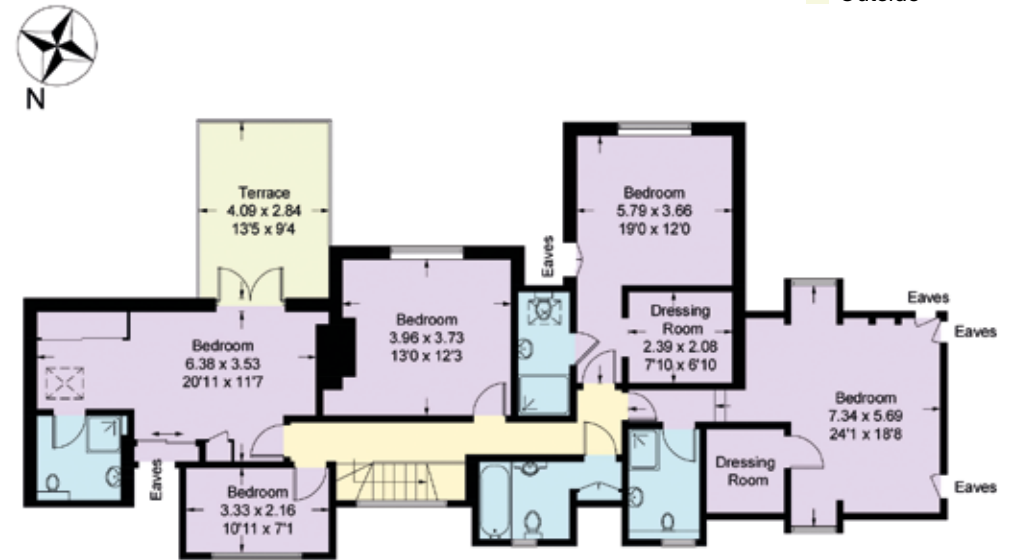
333.1 sq m / 3586 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

**Knight Frank Weybridge**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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