



Weybridge Park, Weybridge





Brand new home in Weybridge Park

A beautiful and immaculate new home in the heart of the sought after private estate of Weybridge Park.

On entry you are greeted with space and volume. There is a large kitchen and breakfast room overlooking the rear garden. There is also a separate dining room and sitting room on this level.

The imposing staircase leads up to a landing with three bedrooms, all of which are en-suite. The principal bedroom is impressive with a large walk in wardrobe and an en-suite bathroom with freestanding bath and separate shower. There are two further double suites with shower rooms on this level.

On the second floor we have a further two bedrooms and a shared bathroom.

There is the added benefit of lower ground floor with double garage, cinema room and gym. Ample off street parking to the front and a beautiful south west facing private garden.

Weybridge's town is conveniently located and easily accessible on foot through the pedestrian gate into Churchfields park.

Tenure: Freehold

Council Tax Band: H

Local Authority: Elmbridge Borough Council





The town centre offers everyday conveniences including Waitrose and a number of cafe's, pubs and restaurants along with the River Thames. The village cricket green and Queens Road area with its wide range of boutique shops and restaurants is also easily reached. The town has a number of leisure pursuits available including two health clubs, Weybridge Health and David Lloyd along with St Georges Hill Tennis Club and Golf Club, Burhill Golf Club, Mercedes Benz World and The Brooklands Museum. There are a number of excellent private schools in the area including St. George's College and Junior, Feltonfleet, Notre Dame, Sir William Perkins and The ACS International School as well as the state secondary school, Heathside.

The A3, M25 and the M3 are within easy reach alongside bus routes which go directly to Walton-on-Thames, Hersham, Kingston and Guildford. 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.









Approximate Gross Internal Area
 Main House 5375 sq. ft / 496.40 sq. m
 Garage 426 sq. ft / 39.60 sq. m
 Total 5801 sq. ft / 539.00 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. While every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions relating to them.

Knight Frank

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

We would be delighted to tell you more

Matthew Scott
 01932 548001
matthew.scott@knightfrank.com

Natalie Berthiaud
 01932 548002
natalie.berthiaud@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated June 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.