



Brooklands Lane, Weybridge, Surrey

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## A detached house for sale in Lockestone private estate.

An immaculately presented seven bedroom, four bathroom detached family house located in a sought-after private road surrounded by green fields.

The main hallway leads through to what is most certainly the hub of the family home; the open plan kitchen/dining/living room, which leads out to the southwest-facing garden. There is also a double reception room, dining room and study.



6



4



4



Double

EPC

C

### Tenure

Freehold

### Local Authority

Elmbridge Borough Council

### Council Tax

Band H





There is a large principal bedroom with en suite and well-designed inbuilt wardrobes. The second and third bedrooms also have an en suite, leaving the final four bedrooms being served by the family bathroom. The house further benefits from a utility space, double garage and two downstairs WC. With the meadows literally on your doorstep this will appeal to those seeking greenspace moving out of London.





All Lockestone residents benefit from access to 30 acres of private woodland and meadows to enjoy.

## Location

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 cafés, pubs and restaurants along with the River Thames.

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.

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.

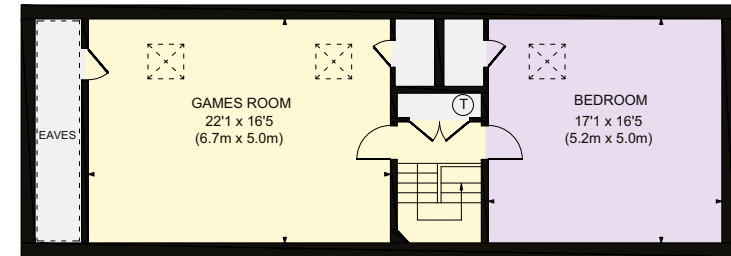




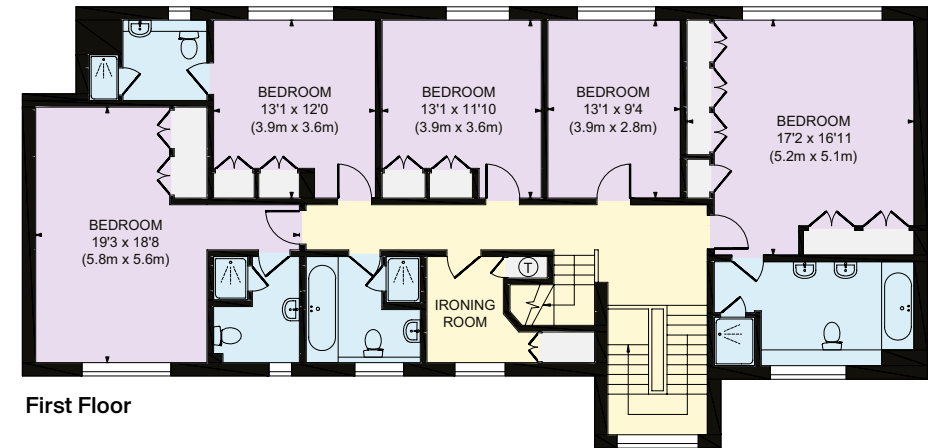
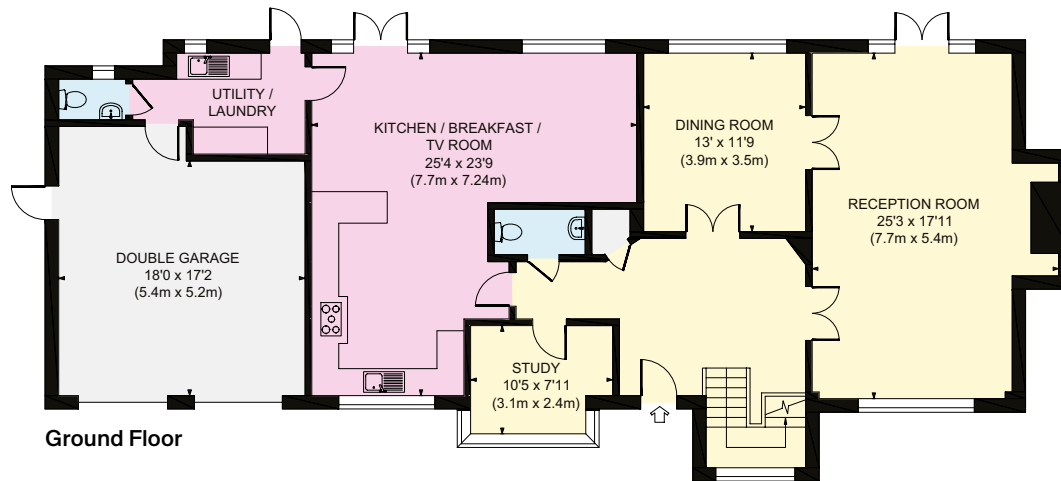
**Approximate Gross Internal Floor Area  
(Including Garage / Eaves / Loft)  
4324 Sq.Ft / 401.8 Sq.M**

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



**Second Floor**



**First Floor**

**Knight Frank Weybridge**  
20 High Street  
Weybridge  
KT13 8AB  
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**We would be delighted to tell you more**

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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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