



Hamm Court, Weybridge





A riverside property for sale in Weybridge.

A two-bedroom detached home set in the Hamm Court private estate and backing directly onto the River Thames with its own private mooring and 0.44 acre plot.



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EPC

E

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Council Tax

Band F



The first floor provides a complete principal bedroom suite with an en suite bathroom and dual Juliette balcony's providing elevated views of the River Thames.

To the ground floor there is a double bedroom with fitted wardrobes, family bathroom and separate WC. The kitchen provides an abundance of floor and wall mounted units and space for white goods. A well proportioned dining room leads through to a dual aspect living room with sliding doors out to the garden.

Externally there is an abundance of trees and shrubs which are well maintained on the banks of the Thames. Cross the bridge to the rest of your garden it is largely laid to lawn. A large double garage and driveway parking for multiple vehicles.

Location

The Hamm Court private estate is set alongside the banks of River Thames, Bourne and Wey in approximately 8 acres of farmland and paddocks. The property has a private mooring and large terrace accessed directly from the living/dining room via bifold doors.





Weybridge and the surrounding towns offer 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 town centre 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 Gail's, Giggling Squid, The Minnow and The Queens Head. Brooklands also offers a wider range of shopping including Marks and Spencer.

The A3, M25 and M3 are within easy reach along with the towns of Walton-on-Thames, Esher, Cobham, Kingston Guildford and Woking. 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.

Distances

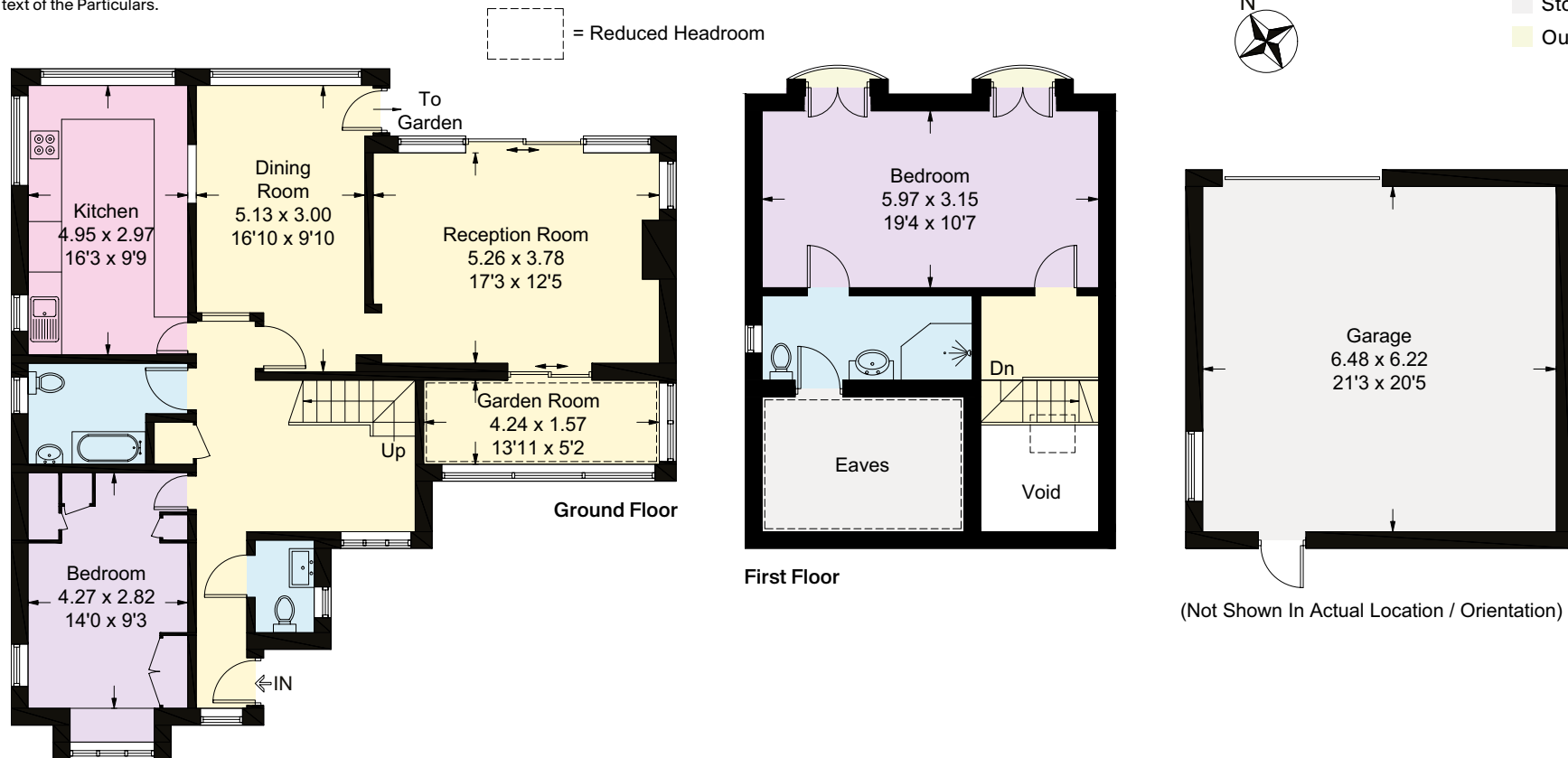
Weybridge 1.25 miles, Weybridge station 1.75 miles, M25 (J11) 3 miles, Central London 21 miles (All distances are approximate).



Approximate Gross Internal Floor Area
144.9 sq m / 1560 sq ft (Including Eaves and Void)
Garage = 40.4 sq m / 435 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



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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 November 2024. Photographs and videos dated November 2024.

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