



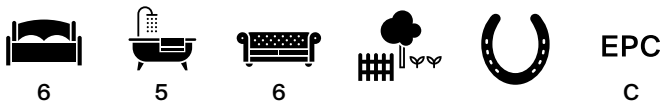
Wey Manor Road, New Haw, Addlestone





A six bedroom detached home with equestrian facilities sitting in just under 3 Acres.

Wey Manor Farm is an attractive family home of substantial proportions in just under three acres of mature grounds comprising gardens, equestrian paddocks, stabling and a manège.



Tenure
Freehold

Local Authority
Runnymede Borough Council

Council Tax
Band H









As you enter, the spacious and airy layout is immediately welcoming. The house flows well and allows natural light to flood the living spaces. The high ceilings and large windows offer delightful views of the surrounding landscape. The Clive Christian kitchen is designed with top-of-the-line appliances, granite countertops, and plenty of storage. Next to the kitchen is the dining area, perfect for family gatherings or entertaining guests.

The living room, with its cosy fireplace and elegant finishes, is the heart of the home, offering a warm and inviting atmosphere. There are four en-suite bedrooms which are all generously sized, the further two bedrooms benefit share a large family bathroom.

The property also benefits from a study, family room and utility room with a downstairs WC.

The property is set on approximately 3 acres, with beautifully landscaped gardens and a variety of outdoor spaces to enjoy.

The equestrian facilities comprise of stables, paddocks, and a mixed sand and fibre manège of 20m x 40m. Within the main stable block, there is a mare and foaling stable as well as two other full-size loose boxes, 2 field shelters; one of which can be converted back to two stables if required.





Additionally there is an alarmed storage barn and tack room which has washing machine, a basin with hot water and a WC. The grazing paddock can be used all year round for turnout with automatic water trough.

The property is well positioned for Chobham Common and Merrist Wood, which are popular local tacks. Whether you're an experienced equestrian or simply enjoy the tranquillity of rural living, this property offers something for everyone.

The triple garage provides ample space for cars, equipment, or additional storage.

Location

Weybridge town centre is nearby and 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 Giggling Squid, Gails, The Queens Head and The Minnow. Brooklands also offers a wide range of shopping including M&S and a Tesco Extra. The closest station is Byfleet and New Haw which has a direct service to London Waterloo and is 0.7 miles from the property.

Addlestone is a smaller town with an excellent selection of high street shops and its popular Light Cinema, Little Waitrose and Tesco Extra.

The area has an extensive range of leisure pursuits including river and canal walks and bike rides along the towpaths of the Thames and the Wey. Mercedes Benz World and the famous Brooklands Museum are conveniently located. The larger towns of Kingston, Woking, Guildford and Walton-on-Thames are also nearby.

The local area offers a good range of primary and secondary schools, including St George's College (which can be accessed on foot), Sir William Perkins in Chertsey, Feltonfleet and Notre Dame and the bus route for Tasis international School and ACS is close by.

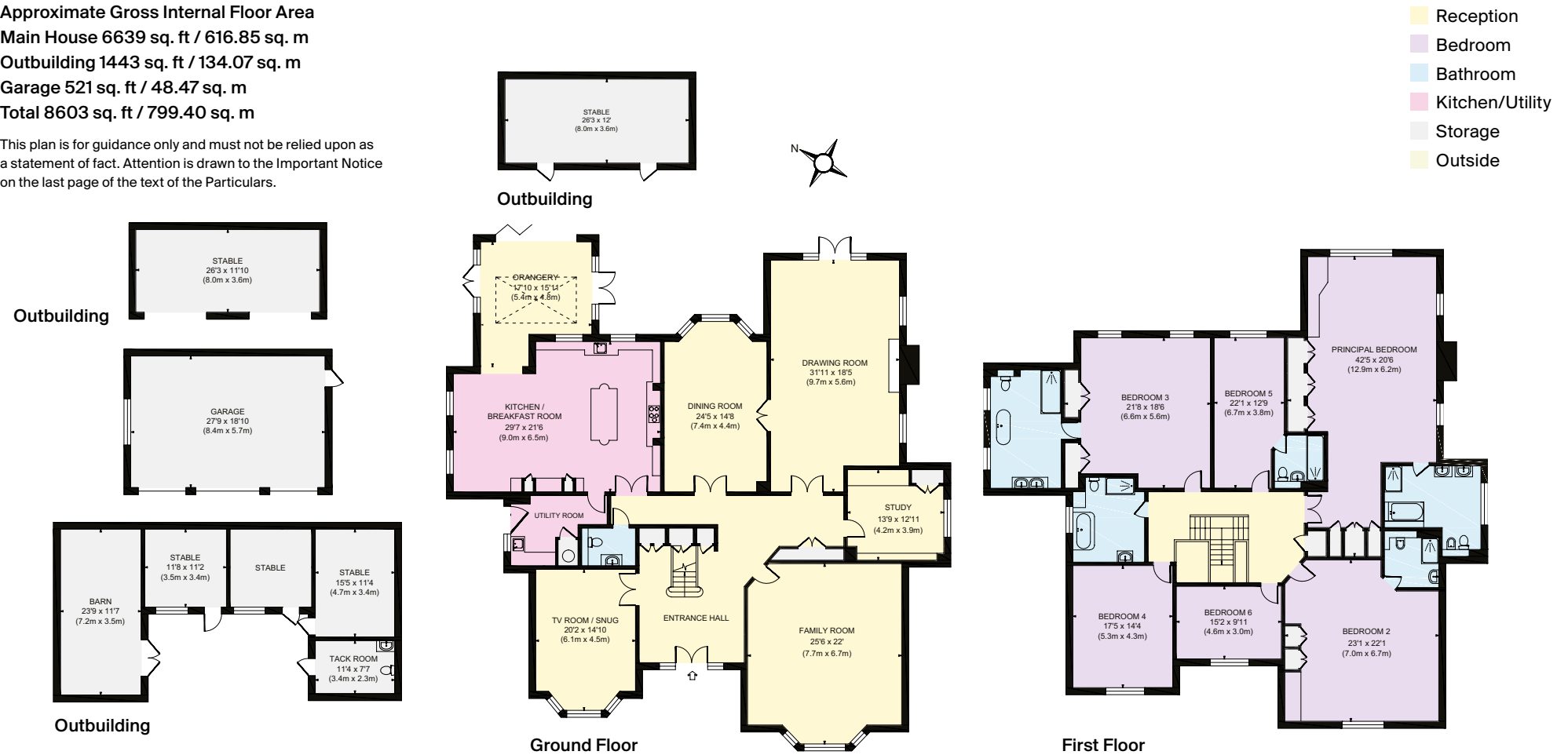
The M25 & M3 are within easy reach via J11 at Chertsey and provide access to Heathrow and Gatwick airports, both within a 15 & 30 minutes drive respectively.

For the sport enthusiast Foxhills Country Club and St George's Hill tennis and Golf clubs are both just a short drive away.



Approximate Gross Internal Floor Area
Main House 6639 sq. ft / 616.85 sq. m
Outbuilding 1443 sq. ft / 134.07 sq. m
Garage 521 sq. ft / 48.47 sq. m
Total 8603 sq. ft / 799.40 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.



Knight Frank Weybridge
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/legal/privacy-statement>.

Particulars dated October 2024. Photographs and videos dated October 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. Brochure by wordperfectprint.com