








WOBURN HILL

Addlestone



A MODERN DESIGNED KEITAL HAUS

Set in a large mature garden.

			EPC
3	2	4	C
			

Local Authority: Runnymede Borough Council
Council Tax band: G
Tenure: Freehold





LOCATION

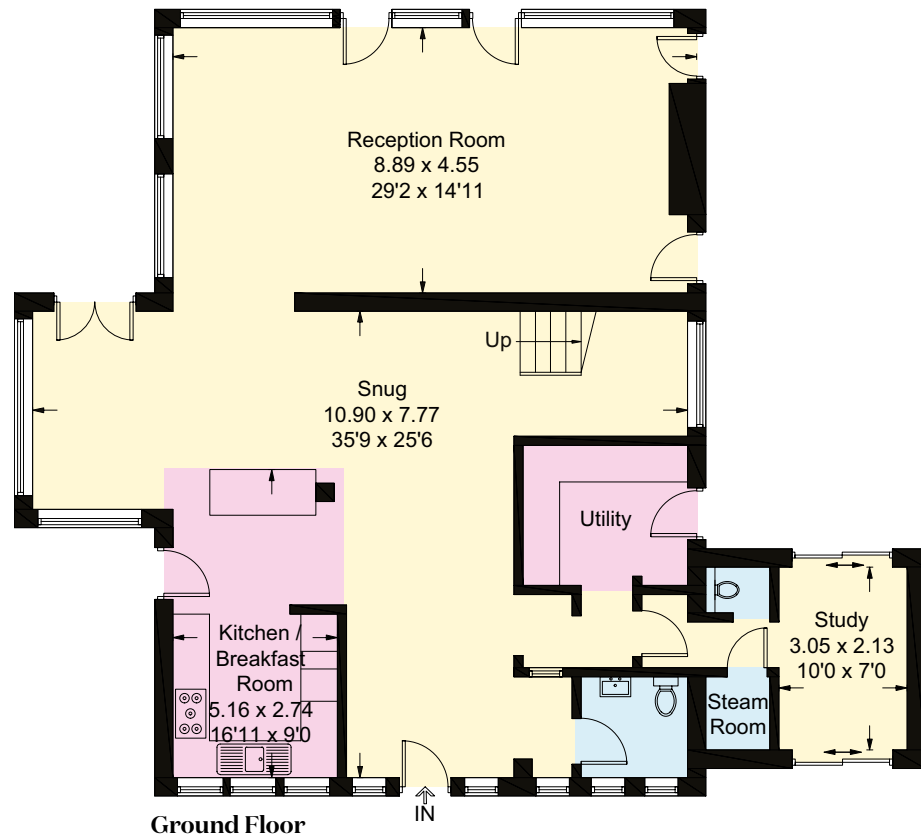
Weybridge town centre is nearby and has a range of both high street chains and individual boutiques, including a Waitrose supermarket and an excellent mix of restaurants and gastro pubs including Giggling Squid, Meejana, The Queens Head and The Minnow. Brooklands also offers a wider range of shopping including M&S. Addlestone is a smaller town with an excellent selection of high street shops and it's 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 including Concorde are conveniently located. The larger towns of Kingston, Woking, Guildford and Walton-on-Thames are also conveniently located. The local area offers a good range of primary and secondary schools, including St Georges College and Sir William Perkins. 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. Addlestone station has a regular service to London Waterloo.

Distances: Addlestone Station and High Street 0.5 miles, Weybridge 1 mile, Chertsey 1.5 miles, Guildford 13 miles, Heathrow 10 miles, M25 1.2 miles (All distances are approximate).

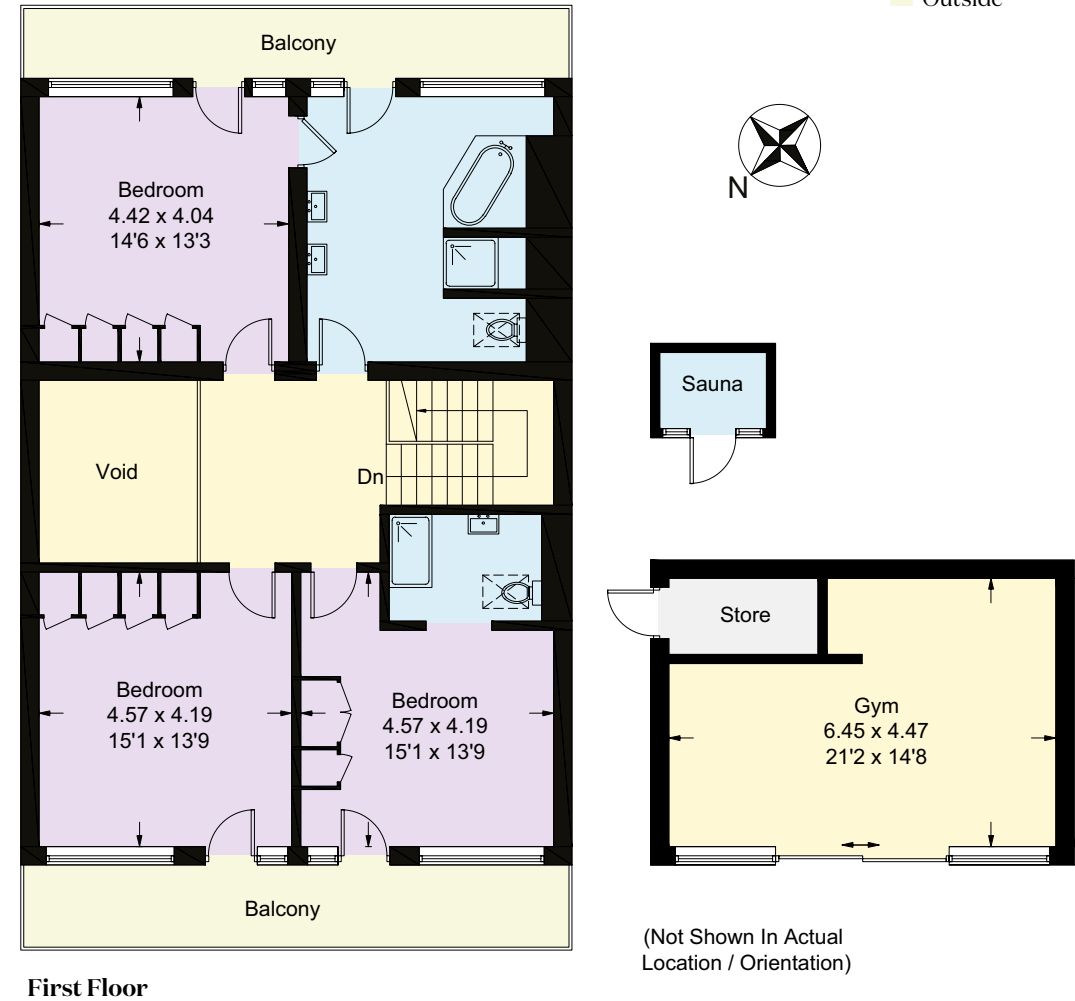
DESCRIPTION

Bespoke German Keitel Haus built in recent years using quality materials and designed to maximise light and views into the beautiful front and rear gardens. The house spans almost 2800 sq. ft and is set back from Woburn Hill behind automated gates and approached by a large driveway for several cars. The ground floor flows through a largely open plan space, from a wide hallway into a kitchen diner and through to a main reception at the rear of the house with doors overlooking the expansive gardens. There is a large patio area for dining and a covered terrace, the garden is mostly laid to lawn and has the added benefit of a garden studio which is currently used as a gym. Accessed via a stunning metal staircase with open space to the ground floor, the principal suite is across the rear of the house and overlooking the gardens with a balcony accessed from the bedroom and the en suite. There are two further double bedrooms and a shower room en-suite. Additionally there is a study, utility room and exterior sauna.





Approximate Gross Internal Area = = 226.1 sq m / 2434 sq ft (Excluding Void)
Gym = 29.3 sq m / 316 sq ft
Sauna = 2.2 sq m / 24 sq ft
Total = 257.6 sq m / 2774 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

Matthew Scott
01932 548001
matthew.scott@knightfrank.com

Knight Frank Weybridge
20 High Street, Weybridge
KT13 8AB

Tom Barham
01932 548019
thomas.barham@knightfrank.com

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 April 2025. Photographs and videos dated February 2025. 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.