



## HAMM COURT

Weybridge, Surrey



# RIVERSIDE PROPERTY FOR SALE IN WEYBRIDGE

Located on the banks of The River Thames. The house has four bedrooms, and three reception rooms and sits in a plot of just over 0.5 acres with an exclusive 100 ft mooring.

			EPC
4	2	3	D
			
			0.5 acres

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





## DESCRIPTION

Located on the banks of The River Thames .The house has four bedrooms and three reception rooms and sits in a plot of just over 0.5 acres with an exclusive 100 ft mooring.

Built to take advantage of the stunning view, once inside the house the eye is drawn towards the garden and the river view. The living area and kitchen are open plan with a dining area opening onto a wonderful rear deck. The kitchen and central island are modern and stylish with counter seating for entertaining.

There is an additional sitting room and a large study or TV room.

Upstairs the principal suite has an en-suite bathroom and beautiful views. There are three additional bedrooms plus a family bathroom.

The gardens and grounds are just over 0.5 acres and include a large, detached studio.





## LOCATION

The Hamm Court private estate is set alongside the banks of The River Thames, Bourne and Wey in approximately 17 acres of farmland and paddocks. The property has a private mooring and large terrace accessed directly from the living/dining room via bifold doors.

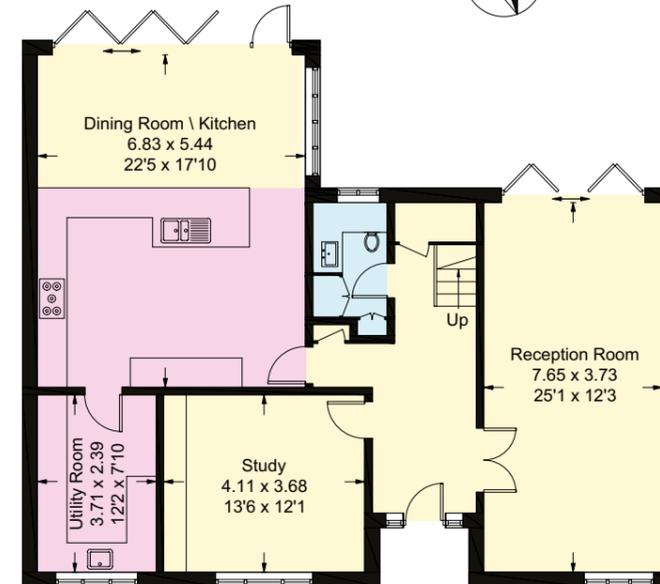
Weybridge and the surrounding towns offer an extensive range of leisure pursuits including river walks and bike rides along the towpaths of the Thames and the Wey. Mercedes Benz World and the famous Brooklands Museum including Concorde are conveniently located.

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, Gigging Squid, The Minnow and The Queens Head. Brooklands also offers a wider range of shopping including Marks and Spencer.

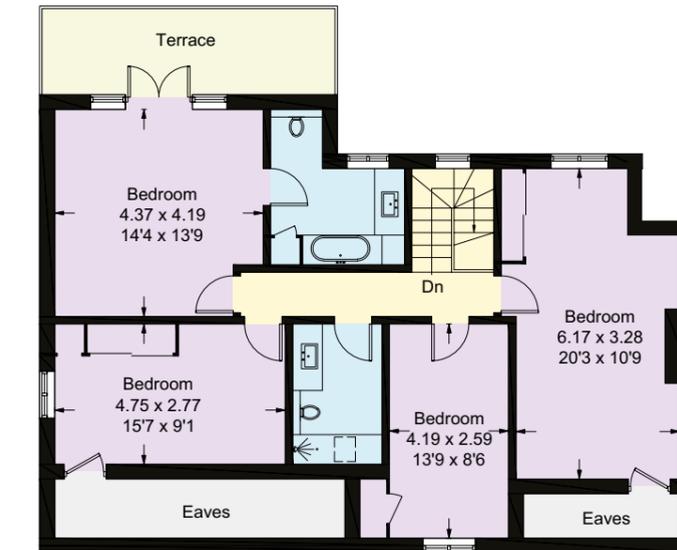
The A3, M25 and M3 are within easy reach along with the towns of Walton-on-Thames, Esher, Cobham, Kingston Guildford and Woking. The train station is located on the edge of town and provides regular service to London Waterloo. London Heathrow and Gatwick airports are accessed via the M25.

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

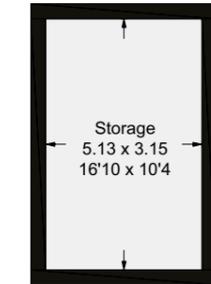
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



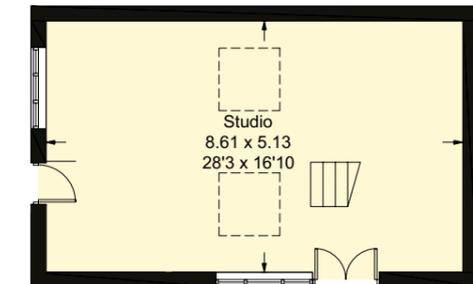
Ground Floor



First Floor



Studio - First Floor



Studio - Ground Floor

(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 201.5 sq m / 2169 sq ft  
 Studio = 61.1 sq m / 658 sq ft  
 Total = 262.6 sq m / 2827 sq ft  
 (Excluding Eaves)

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.

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