



WARRENS END

Rowtown



GATED FAMILY HOME

Nestled in a tranquil private development off Hare Hill

		
4	2	2
		EPC
3		B

Local Authority: Runnymede Borough Council

Council Tax band: F

Tenure: Freehold



DESCRIPTION

Nestled in a tranquil private development off Hare Hill and set behind gates, is this family home built in 2019 and bought off plan and finished to our clients exacting standards with the home providing underfloor heating throughout, LED lighting system and ceiling speakers in principle rooms. To the first floor is a generous principal suite with en-suite shower room. Two further double bedrooms with fitted wardrobes and then a further fourth bedroom and modern family bathroom with separate bath and walk-in shower. Upon entry through the front door the formal reception is accessed via double doors. To the rear of the property is the open plan kitchen/dining area with contrasting shaker style kitchen with centre island and providing integrated appliances range cooker and hot tap. Utility area houses the white goods and a further W/C for guests. Externally the rear garden is entered via bi folding doors where you will find a patio area and low maintenance lawn with further summerhouse. To the front the home provides driveway parking for circa 3 vehicles and video door entry system provides access to the gated development.



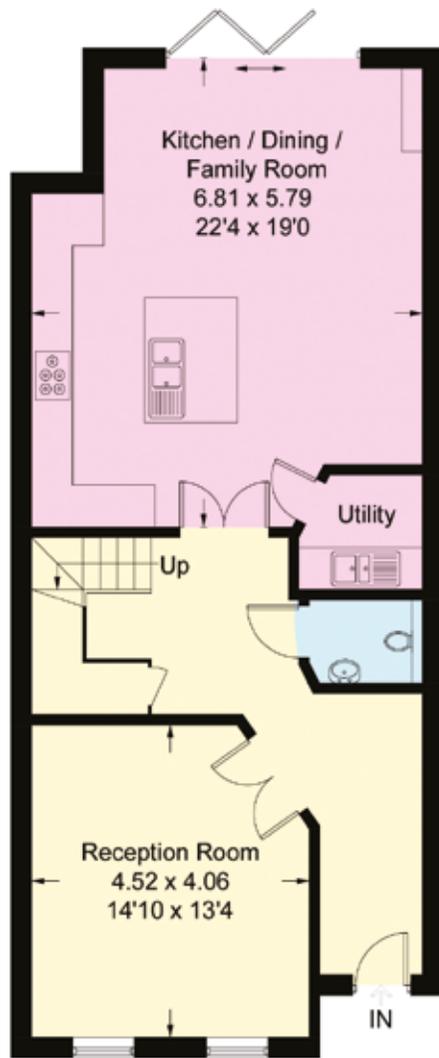




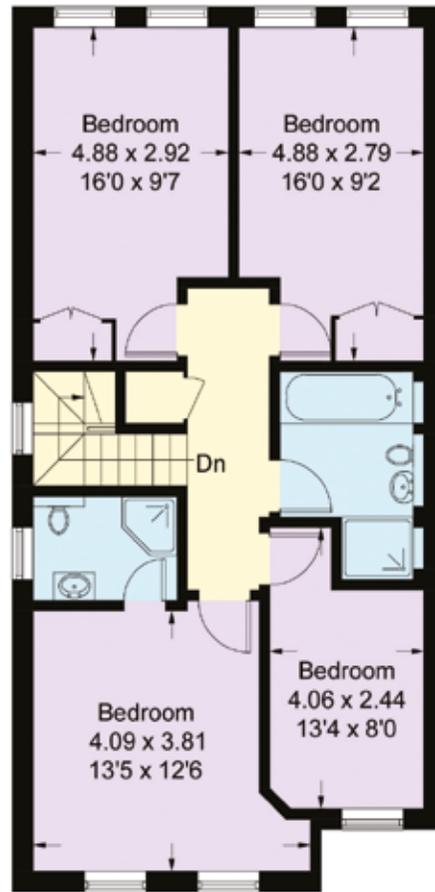
LOCATION

Rowtown is set in an idyllic location offering beautiful woodland walks 2 minutes away, and Walton Leigh park for children with open space and nearby local shops, restaurants and a pub. It retains close access to London and the motorway network but yet still providing tranquillity and peacefulness. The location lies between Heathrow and Gatwick airports, with Junction 11 to the M25, the M3, the M4 and the A3 all easily accessed. Woking and Weybridge mainline stations offer fast and direct service into London Waterloo in approximately 25 minutes. Foxhills Country Club is on the doorstep with excellent facilities for families as well as three golf courses. There is an abundance of excellent schools including St George's Junior and Senior school, Sir William Perkins, Feltonfleet, Notre Dame and the ACS Cobham International School in Cobham.





Ground Floor



First Floor

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

Approximate Gross Internal Area :
149.1 sq m / 1,605 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.

Tom Barham

01932 548019

thomas.barham@knightfrank.com

Knight Frank Weybridge

20 High Street, Weybridge

KT13 8AB

Matthew Scott

01932 548001

matthew.scott@knightfrank.com

[knightfrank.co.uk](https://www.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 March 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.