



BOUNDARY PARK

Weybridge



PROPERTY FOR SALE IN WEYBRIDGE

A modern detached family home in a gated road overlooking the village park
with six bedrooms, four bathrooms, five reception rooms,
with integral double garage.

			EPC
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Local Authority: Elmbridge Borough Council
Council Tax band: H
Tenure: Freehold



DESCRIPTION

Upon entering the property, you are welcomed by an impressive entrance hall featuring a sweeping staircase and galleried landing, setting the tone for this elegant family home. The first floor accommodation includes a spacious principal bedroom with a dressing room and en suite bathroom, three further double bedrooms, two additional bath/shower rooms (one en suite), a study, and a galleried landing. A sixth bedroom with its own en suite shower room is located on the second floor, offering flexible living space ideal for guests or extended family. The ground floor comprises a formal reception room with a feature fireplace, a separate dining room, family room, and an expansive open-plan kitchen/breakfast/reception area flowing into the conservatory. Additional ground floor amenities include a utility room, cloakroom.

Externally, the generous south-facing rear garden is mainly laid to lawn and complemented by mature trees, shrubs, colourful flowerbeds. To the front, a paved driveway provides ample parking and access to a double garage.



LOCATION

Schooling in the area is superb offering both private and state schools including Cleves School, Oatlands Infant School and Manby Lodge (all subject to catchment areas) along with St George's Infant and Junior. Walton and Esher both offer an Everyman Cinema and the golf enthusiast has a number of the area's best golf courses to choose from in St George's Hill, Burhill and The Wisley along with an excellent choice of health and tennis clubs. The A3, M25 and the M3 are within easy reach along with the larger towns of Kingston, Woking and Guildford. Weybridge and Walton offers 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. Weybridge 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 Cote Brassiere, Pizza Express, The Minnow and The Queens Head. Brooklands also offers a wider range of shopping including Marks and Spencer.

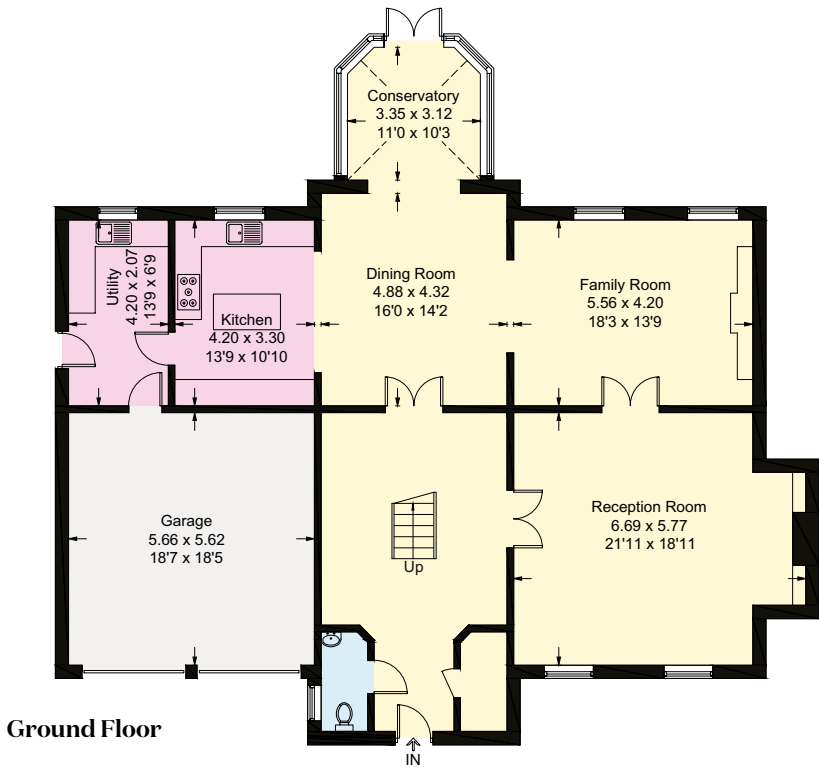




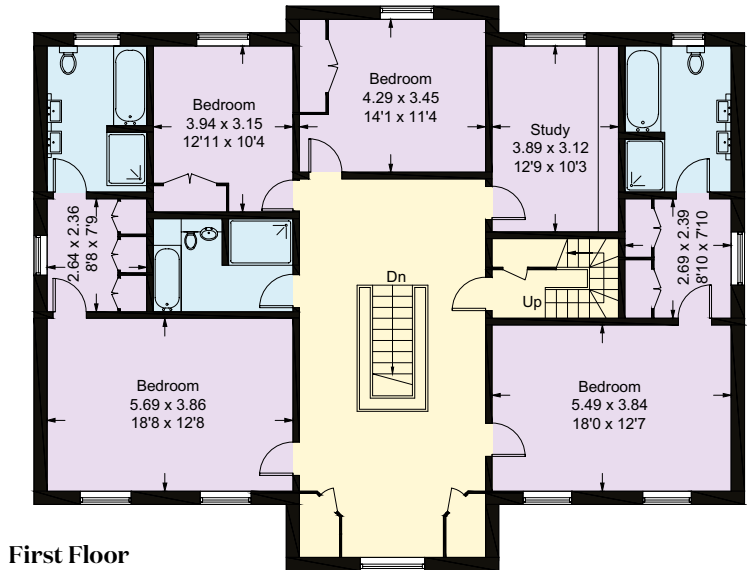
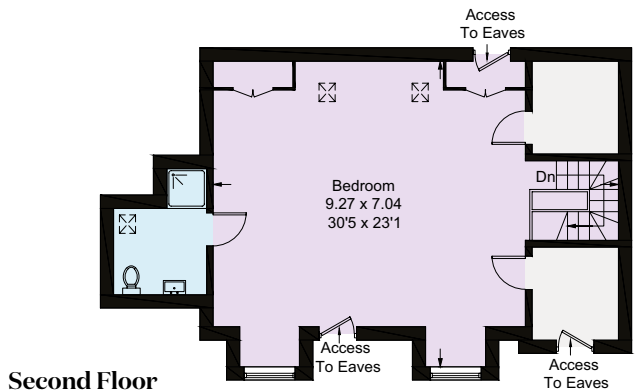
Distances: Walton station 1.1 miles, Weybridge town centre 1.7 miles, Walton town centre 1.1 miles, Cobham 6.7 miles, Kingston 7.5 miles, Guildford 15.4 miles, Central London 19 miles. All distances are approximate.



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



Approximate Gross Internal Area
427.5 sq m / 4601 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.

I would be delighted
to tell you more.

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