



WOODLAND GROVE


Weybridge







# A DETACHED FAMILY HOME

An impressive, detached family home, perfectly situated  
in a desirable location in Weybridge.


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





The outdoor kitchen is perfect for summer barbecues, while the external brick-built garden office offers a peaceful workspace away from home distractions. A convenient utility room enhances functionality, while the integral garage, equipped with a rolling automatic door, provides secure parking and additional storage options. The spacious driveway can also accommodate multiple vehicles.



## DESCRIPTION

An impressive, detached family home, perfectly situated in a desirable location in Weybridge. This beautifully maintained property offers spacious living and a wealth of modern features, making it an ideal choice for families seeking comfort and convenience. There is five spacious bedrooms, providing ample accommodation for family and guests, four being doubles and the principal room providing an en suite shower room and a further full family bathroom.

Upon entry to the ground floor there is a family room offering a cosy space for relaxation. The large living room is perfect for entertaining guests with double doors leading through to the heart of the home featuring a stunning open-plan kitchen and dining room, complete with a central island and a high-quality range cooker. This versatile space is perfect for family gatherings and bringing the outside in seamlessly. Transitioning to the outdoors, with two sets of bi-folding doors leading to a beautifully landscaped south-facing garden.







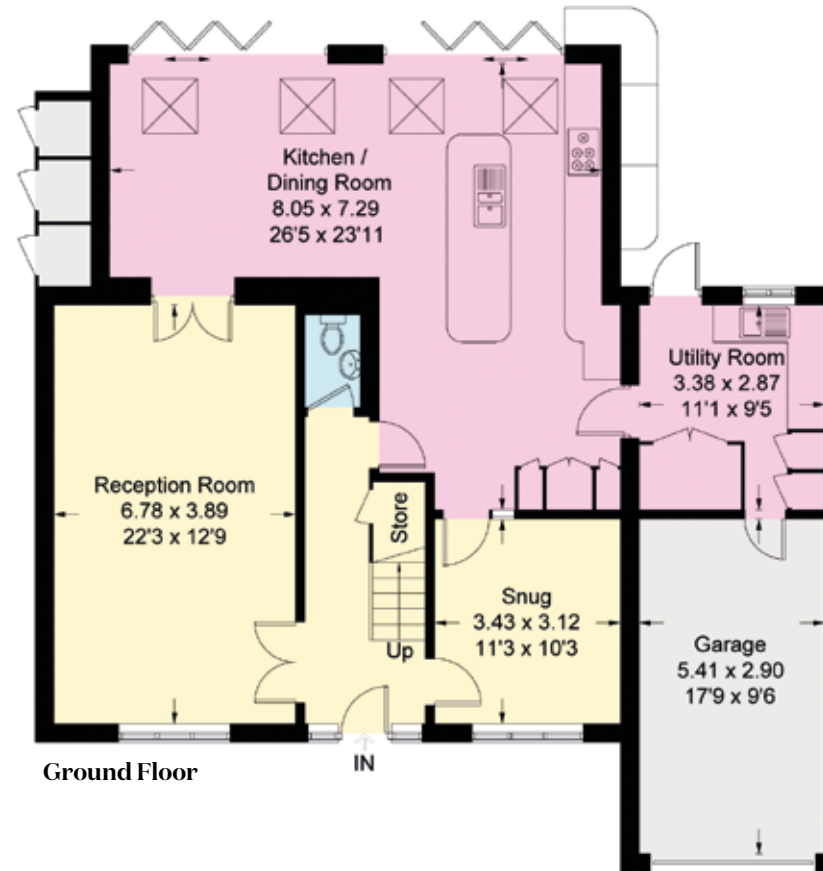
## LOCATION

Woodland Grove is set in a quiet, sought after location within a short distance of the highly regarded Oatlands Primary and Cleves School; there is also an extensive choice of private schooling options within the local area.

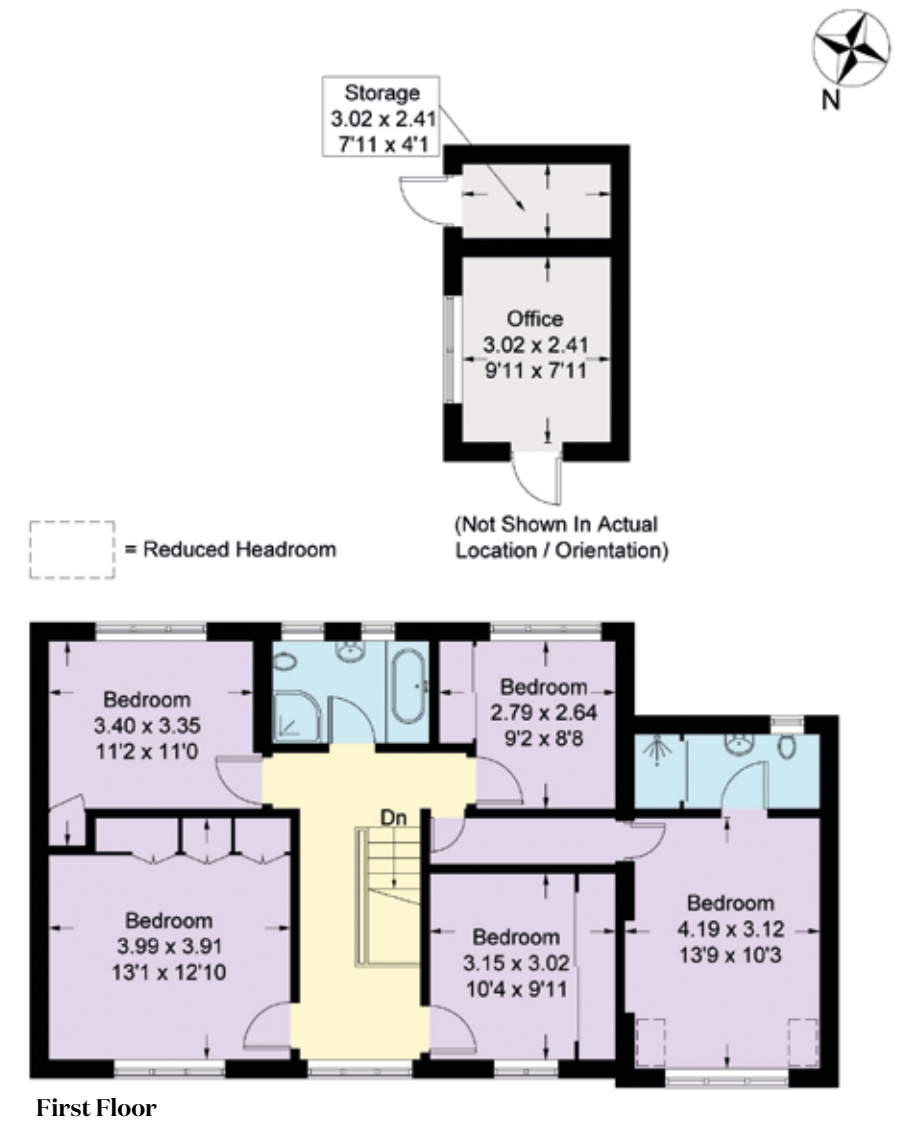
**Distances:** Walton station - 1.3 miles Weybridge - 1.4 miles Walton - 1.6 miles Cobham - 5.2 miles Kingston - 8 miles Central London - 30 miles (All distances and times are approximate).



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



Approximate Gross Internal Area = 208.6 sq m / 2245 sq ft  
(Including Reduced Headroom / Garage)  
Office / Storage = 10.4 sq m / 112 sq ft  
Total = 219 sq m / 2357 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.

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