



Bridgewater Road  
WEYBRIDGE, KT13

**yoodle**<sup>®</sup>  
*Success and nothing less*

A spectacular six bedroom, four bathroom Georgian style house boasting innovative design, winning numerous awards and accolades for its superior craftsmanship

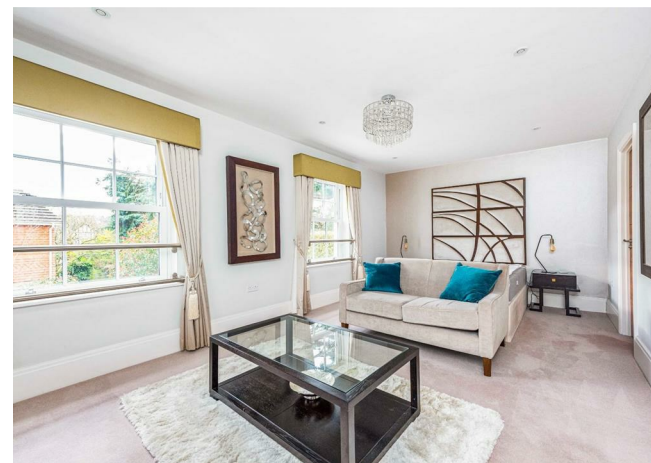
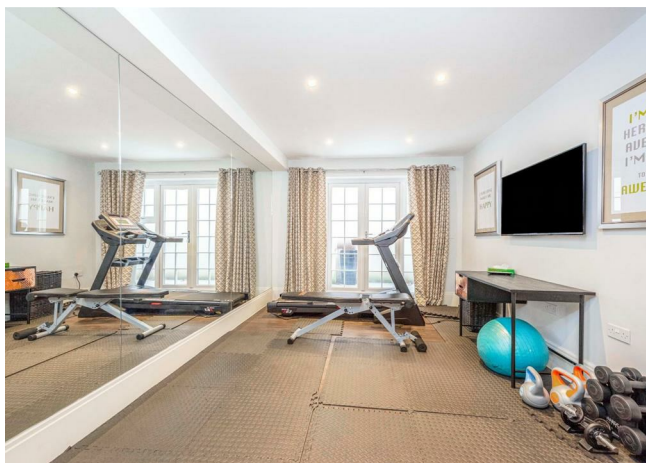


An impressive six bedroom family home constructed in 2016 by award winning developer Cala Homes. The entire property has been carefully designed to a high specification with family life in mind, meaning the layout is both beautiful and functional. Situated within easy reach of the amenities of Weybridge, a highly desirable commuter town and home to leafy exclusive residential areas and renowned private estates.

This neo Georgian-style home features flexible accommodation set over four floors. On the lower ground floor there is a TV room, downstairs cloakroom, laundry room and linen cupboard. To the front of the house there is a study - perfect for those who work from home or for the children to do their homework away from the distractions of the house. An additional room (currently used as a gym with treadmill, bench, light weights and yoga mats) with en suite bathroom. Both of these rooms have French Doors opening onto a lightwell creating a sense of openness and an abundance of natural light. It really has a touch of grandeur.

On the ground floor, there is a spacious sitting room and open plan kitchen/breakfast room with French Doors leading to a private patio. This whole area makes for the perfect entertaining space and combines both opulence and functionality. The first floor includes the luxurious master bedroom suite with dressing room and en suite, together with two further bedrooms and separate bathroom. At the top of the house, there are two generously sized bedrooms, each with their own en suite and fitted wardrobes. Externally there is one allocated underground parking space and driveway parking for several vehicles situated behind electric gates.

Offered fully furnished or unfurnished and available end of July.



# BRIDGEWATER ROAD, WEYBRIDGE, KT13 0EE

£7,500 PER MONTH

Local Authority:

Council Tax Band: H

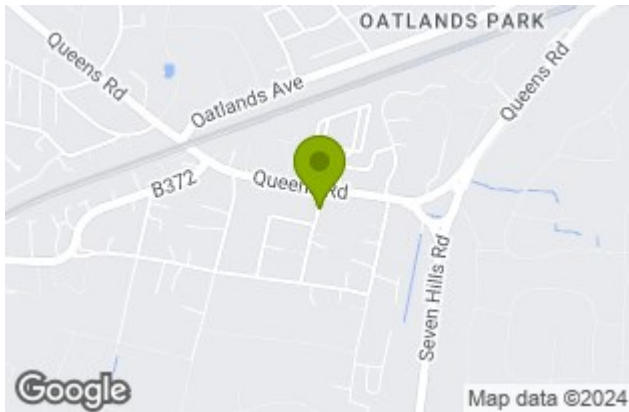
Furniture: Furnished/unfurnished

Parking:

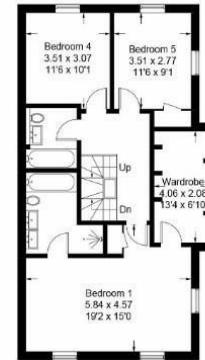
Available Date:

TOTAL APPROX. FLOOR AREA 3333.00 sq ft

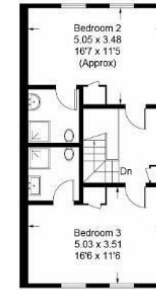
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>	<b>86</b>	(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Approximate Gross Internal Area Total = 303.2 sq m / 3264 sq ft



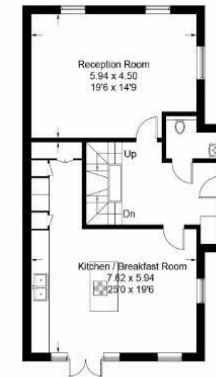
First Floor  
Sq ft 827



Second Floor  
Sq ft 543



Lower Ground Floor  
Sq ft 1063



Ground Floor  
Sq ft 831

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID530810)

**Viewing:** Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

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