



## Villa Santa Maria, KT16

£2,500,000

Located towards the end of a private road, Dexters are delighted to present for sale part of the unencumbered freehold for Villa Santa Maria. Originally constructed in the mid 1960's with further extensions built in the 1970's and 1980's, this substantial eight-bedroom detached house features a total area of circa 569 sqm (6,124 sqft) is located within a freehold plot of circa 2,025 sqm (half of an acre).

Once a grand detached family house the property would benefit from being modernised and redecorated. Within the freehold there is also a separate double-garage and workshop, a separate stable block, swimming pool and swimming pool outbuilding.

The freehold offers the opportunity to either refurbish and enhance the existing building, or to redevelop the site following the demolition of the existing house (subject to securing the necessary planning consents).

Located within the historical town of Chertsey with the Borough of Runnymede, the property is with 1 kilometre of the Chertsey train station providing direct trains to London Waterloo.

Chertsey town centre is within 1 kilometre, providing a plethora of shops, coffee shops, restaurants and public houses including Sainsbury's, Aldi, Ohanas Café Bistro and Pianillo Italian Restaurant & Bar. Chertsey offers a great selection of public and private schools that have secured an Outstanding Ofsted Inspection Rating, including Meath School, Pycroft Grange Primary School and Salesian School.

The 'open green space' of St Ann's Hill Park and Nature Trails are located within 500 metres.

### Features

- Residential development opportunity
- Freehold plot of circa 2,025 sqm (half of an acre)
- Detached eight-bedroom house of circa 569 sqm (6,124 sq ft)
- Potential to either refurbish & extend the existing building, or to redevelop the entire site
- Part of the unencumbered Freehold
- Located within a Private Road

# Villa Santa Maria, Chertsey, KT16



Total area (approx.): 569.0 sq. m (6,124.6 sq. ft)  
 Garage (approx.): 61.6 sq. m (663.1 sq. ft)  
 Terrace (approx.): 63.2 sq. m (680.3 sq. ft)