



2 Manor Walk  
Weybridge | Surrey | KT13 8SD

# 2 MANOR WALK

---

This is the kind of family home that rarely comes to market.  
Set within the exclusive Weybridge Park Private Estate, this substantial  
five-bedroom residence masterfully balances the peace of a private  
sanctuary with the convenience of having Weybridge's best on your doorstep.







Built in 1954 and extensively enhanced to exceptional contemporary standards, the property occupies a prime westerly-facing plot that bathes the interiors in natural light from morning through to those golden evening hours. It's the kind of setting where you can genuinely unwind, yet your mere minutes from the High Street buzz and mainline train station.

Spanning three generously proportioned floors, serviced by both stairs and a rare original 1950s elevator, the accommodation has been thoughtfully configured for modern family life. Five double bedrooms, each with its own en-suite bathroom, deliver a level of comfort and independence that transforms daily living.

One feature that genuinely sets this home apart is the exceptional storage throughout, an unusually generous provision that solves one of family life's perennial challenges. From built-in wardrobes to clever cupboards and dedicated storage rooms, there's a place for everything.

The ground floor layout is particularly impressive, offering genuine flexibility for how families actually live today. A superb kitchen with excellent storage flows into a relaxed dining area for everyday meals, while a separate formal dining room stands ready for celebrations and dinner parties. Two reception rooms, including a living room opening directly onto the terrace, mean there's always space for everyone, whether that's quiet reading corners, homework zones, or entertaining friends.

---







# Seller Insight

“In the heart of Weybridge, on a quiet, private estate of just 94 homes, stands a bright and beautifully designed family house that has been a cherished home for twenty years. For the current owners, the appeal was immediate. “It was the quiet private estate that drew us in,” they recall, “combined with easy access to Weybridge town and the railway station. It felt like the perfect balance.”

Inside, the home is flooded with natural light. Large windows in every room create a sense of openness and calm, while the thoughtful layout ensures that everyone has their own space. “There’s plenty of light in each room,” the owners say. “It’s quiet, and everyone can have their own corner.”

One of the home’s most distinctive features is the main living space, set higher than usual to capture wonderful views over the garden. This elevated perspective adds a sense of grandeur and connection to the outdoors. The separate dining room provides an elegant setting for family meals and entertaining, while the practical elements, a big garage, utility room, and generous storage areas, make daily life run smoothly. Upstairs, the layout is particularly well considered, with a separate, secluded bedroom and bathroom perfect for guests.

The owners have enhanced the property with care over the years. The kitchen breakfast room has been renovated to a high standard, and the garage and utility areas upgraded to match. “We love the large bedrooms, each with its own bathroom,” they share. “The separate dining room is also a feature, and the lift makes everything more accessible.”

For a family that values both convenience and community, this home has proven ideal. Weybridge town is just a ten-minute walk away, offering shops, cafés, and the railway station. Even better for parents and grandparents, a large children’s park sits just five minutes down the road, outside the estate, a delightful spot for young ones to play.

The outdoor spaces have been a joy. Patio doors open from the large living room onto a generous sunny patio, perfect for alfresco dining. Beyond, the lovely South West facing garden has hosted significant celebrations, including milestone birthday parties beneath a marquee. “It’s been wonderful for entertaining,” the owners say with a smile.

The sense of community on the estate is another highlight of living in their home. The Weybridge Park Residents Association provides advice, support, and communication, fostering a friendly, neighbourly atmosphere. “As it’s a small estate of 94 houses, residents are very friendly,” the owners explain. “It gives a strong feeling of community. People look out for each other, if your parcel goes astray, it’s brought round with a smile.”

The location is superb for both lifestyle and travel. Quiet and peaceful, the estate nonetheless offers quick walking access to town and the train station. The M25 and A3 and rail links to Waterloo keep London and the Southeast within easy reach, making Heathrow and Gatwick airports convenient for travelling. For families, the area is well served by school transport links to leading schools including Feltonfleet, St George’s Weybridge, Lady Eleanor Holles School (LEH), Hampton, Guildford High, and Notre Dame.

As the owners prepare to move on after two decades filled with laughter, celebrations, and countless cherished memories, their advice to the next family is heartfelt: ‘Enjoy the house as much as we have. It’s been a wonderful place to call home for 20 years, a house that brings joy and creates memories. We hope it does the same for you.

This Manor Walk home captures the very best of Weybridge living; a light-filled, thoughtfully designed sanctuary, beautifully connected to community and convenience, where life unfolds with ease and joy.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









































### Gardens and Outdoor Space

Step outside and the westerly aspect truly shines. The mature landscaped garden is a genuine asset, deep enough for children to lose themselves in play, yet sophisticated enough for adult entertaining. A thoughtfully designed koi pond adds a tranquil focal point, its gentle movement and graceful fish creating a sense of serenity. The expansive terrace, accessible directly from the main living spaces, becomes an extension of the home in warmer months: al fresco dining, summer drinks, lazy Sunday afternoons. Practical matters haven't been overlooked either. A double garage plus ample driveway parking means space for the whole family's vehicles, increasingly rare and genuinely valuable.







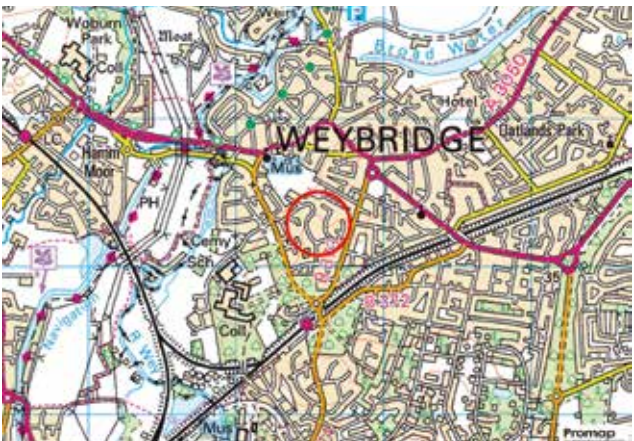




### Location

Here's where this property truly excels: Weybridge Park Private Estate offers security, beautifully maintained grounds, and a genuine sense of community, yet you can walk to Weybridge High Street for morning coffee, excellent schools for the school run, and the mainline station for a 30-minute journey into London Waterloo. It's the lifestyle equation many seek but few find, complete privacy without isolation, convenience without compromise.

This is a home that delivers on every level. We'd be delighted to show you around.



## Manor Walk, Weybridge

**TOTAL LIVING AREA (INTERNAL): 3843 Sq ft / 357 sq m**

**LIVING AREA BREAKDOWN:**

Ground Floor: 1342 Sq ft / 125 sq m, First Floor: 2097 Sq ft / 195 sq m, Second Floor: 404 Sq ft / 37 sq m

**EXCLUDED AREAS (NOT INCLUDED IN LIVING AREAS):**

Side Patio: 383 sq ft / 36 sq m, Garage: 376 sq ft / 345 sq m, Electrical Room: 49 sq ft / 4 sq m

Storage: 231 sq ft / 21 sq m, Tool Shed: 56 sq ft / 5 sq m, Summer House: 39 sq ft / 3 sq m

Shed: 47 sq ft / 4 sq m, Back Patio: 454 sq ft / 42 sq m



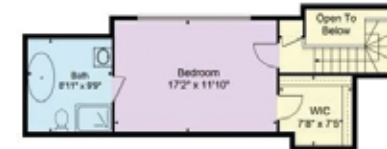
**Outhouses**



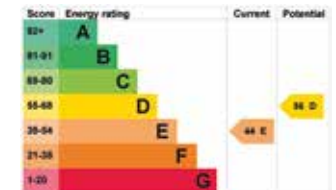
**Ground Floor**



**First Floor**



**Second Floor**



Disclaimer: Measurements Deemed Highly Reliable But Not Guaranteed









## CORNELIA PARCHMENT-HORN PARTNER AGENT

Fine & Country Weybridge

M: 07493 586 754

email: [Cornelia.Parchment-Horn@fineandcountry.com](mailto:Cornelia.Parchment-Horn@fineandcountry.com)

With over 30 years of experience in building successful businesses and client relationship management, including 10 years of international real estate experience specialising in upper quartile properties in the US, I bring a strategic and results-driven approach to property sales.

Since relocating to Weybridge almost 5 years ago, I have developed deep local knowledge of the area, allowing me to offer a comprehensive perspective on the UK property market. Having navigated my own international move, I understand first-hand the complexities and emotions involved in such a significant life change. This personal experience, combined with my business acumen and property expertise, shapes how I work with every client.

I've built my career on delivering results while keeping the human element at the forefront. My service is straightforward: honest advice, proactive communication, and a practical approach to problem-solving. For sellers, I provide comprehensive marketing through Fine & Country's full suite of in-house services, designed to showcase your property to its fullest potential. For international buyers, I go beyond the transaction, helping you understand local schools, navigate currency and visa considerations, and manage the entire UK legal process. You'll work directly with me throughout, with the level of involvement that suits you best.

Whether you're buying or selling, you can expect straightforward, professional service built on honesty and discretion. For sellers, I leverage Fine & Country's comprehensive marketing platform to position your property strategically in the market. From initial valuation through to completion, I manage every detail, professional photography, targeted digital campaigns, accompanied viewings, and negotiations, ensuring your property receives maximum exposure and achieves the best possible outcome.

You'll have direct access to me throughout your journey, and I'll keep you informed at every stage. Buying or selling a home is one of life's most significant decisions, and my role is to make the process as efficient and stress-free as possible.

## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



*follow Fine & Country Weybridge, Walton-On-Thames and Chertsey on*



Fine & Country Weybridge, Walton-On-Thames and Chertsey  
47 Queens Road, Weybridge, Surrey, KT13 9UH  
01932 300435 | [Weybridge@fineandcountry.com](mailto:Weybridge@fineandcountry.com)

