



**Pacey
Wingent
Dickson.**

INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...
...time is precious. Let's not waste it!*

Coach Road, Ottershaw, KT16 0PA

Asking Price £1,575,000

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A superbly designed and beautifully finished brand new home situated behind electric gates on a quiet private lane close to Ottershaw village.

The property comprises 5 bedrooms, 4 bathrooms, family room, lounge, and open plan kitchen with bi-folding doors leading to a large patio and garden. There is also service provided in bedroom five for a W/C, shower and kitchen, making it perfect for a potential annex.

Ottershaw is nestled in an idyllic setting, featuring local shops, restaurants, and a pub. Despite its serene environment, it maintains convenient access to London and the motorway network.

Positioned between Heathrow and Gatwick airports, Ottershaw offers easy access to Junction 11 of the M25, as well as the M3, M4, and A3. The mainline stations at Woking and Weybridge provide fast and direct services to London Waterloo, with journeys taking approximately 25 minutes.

Nearby, Foxhills Country Club offers excellent family facilities and boasts three golf courses. The area is also home to a variety of excellent schools, including St George's Junior and Senior School, Sir William Perkins's School, Feltonfleet School, Notre Dame School, and ACS Cobham International School in Cobham.



Coach Road, Ottershaw, KT16
 Approximate Gross Internal Area = 302.6 sq m / 3257 sq ft
 Garage = 29.2 sq m / 314 sq ft
 Total = 331.8 sq m / 3571 sq ft
 (Excluding Eaves)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansusketch.com © (ID1087951)

- Brand new detached home
- 10 year build warranty
- Ready for occupation now
- Smart wire system
- Häcker kitchen
- Stunning specification throughout
- 5 bedrooms, 4 bathrooms
- Solar PV and Electric vehicle charger
- Double electric garage
- Variety of excellent schools nearby



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