



THE WILLOWS
131 Alnners Road, Lyne, Chertsey, Surrey KT16 OBJ



LUXURY PROPERTY PARTNERS

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THE WILLOWS

The Willows is a beautiful four bedroom family home nestled in the quiet Surrey village of Lyne, just five minutes from Virginia Water. The home benefits from a private and gated driveway, double garage, games room, movie room and an exquisite outdoor office and manicured private gardens.

ACCOMMODATION SUMMARY

Nestled in the picturesque village of Lyne, Surrey, this stunning four-bedroom family home epitomises elegance, comfort, and modern living. With its serene surroundings, exceptional design, and thoughtful layout, this property offers an idyllic retreat for families seeking a blend of rural tranquillity and contemporary convenience



GROUND FLOOR

The property boasts a traditional yet timeless architectural style, featuring a charming brick façade, large bay windows, and a welcoming front porch.

Stepping inside, the home opens up to a bright and airy hallway, setting the tone for the rest of the property. The ground floor seamlessly combines open-plan living with intimate spaces, ideal for both entertaining and family life.



GROUND FLOOR

The living room is a true highlight, offering a cosy yet spacious area to relax. It features a beautiful fireplace, perfect for those chilly Surrey evenings, and large windows that flood the room with natural light.





GROUND FLOOR

Adjacent to the living room is a formal dining room, which boasts elegant décor and ample space for hosting dinner parties and family gatherings.



GROUND FLOOR

There is also a family room to the front of the house which has been very much loved and used originally as a large playroom/games room for the children.





GROUND FLOOR

The Willows also benefits from a home office on the ground floor, a cloak room and oversized utility room next to a beautiful modern kitchen and breakfast area, which has double doors leading to the manicured rear gardens.







FIRST FLOOR

Upstairs, the home offers four bedrooms, each designed with comfort and style in mind. Two of the bedrooms at the rear of the property have planning permission granted to be extended, one of which with a large en suite.



FIRST FLOOR

The two bedrooms to the front of the home are of a generous size, one has an en suite and the other three benefit from the use of the family bathroom.





OUTSIDE

As you approach the home on the private and gated driveway, you are greeted by a beautifully landscaped front garden, complete with a manicured lawn, vibrant flower beds, and mature trees that offer a sense of privacy and seclusion. The driveway provides ample parking space, complemented by a spacious double garage.





OUTSIDE

The rear garden is a private oasis, perfect for both relaxation and recreation. A large patio area provides the ideal spot for al fresco dining and summer barbecues, while the expansive lawn is perfect for children to play and explore. Mature trees and shrubs create a peaceful and secluded environment, making this garden a true sanctuary.





LOCATION

Located in the charming village of Lyne, this home offers the best of both worlds – a tranquil countryside setting with easy access to urban amenities. Lyne is known for its strong sense of community, excellent schools, and picturesque surroundings. The village is just a short drive from the bustling towns of Chertsey and Virginia Water, offering a wide range of shops, restaurants, and recreational facilities. Additionally, the area boasts excellent transport links, with easy access to the M25 and regular train services to London, making it an ideal location for commuters. Lyne is a charming village that offers an excellent environment for families. One of the key considerations for families moving to this area is the quality of education. Fortunately, Lyne and its surrounding regions boast a range of outstanding schools, catering to different educational needs and preferences. Here, we explore some of the top schools near Lyne, Surrey, including both primary and secondary institutions.

LOCAL SCHOOLS

Lyne, Surrey, and its neighbouring areas are well-served by a variety of educational institutions, ensuring that families have access to quality education for their children. Whether you are looking for a community-focused primary school, a high-achieving secondary school, or a prestigious independent school, you will find excellent options to meet your needs. The schools in this region not only emphasise academic success but also foster personal growth, creativity, and a sense of community, making Lyne an attractive place for families prioritising education.

- Lyne and Longcross C of E Primary School
- Meadowcroft Community Infant School
- Salesian School, Chertsey
- Heathside School, Weybridge
- St. George's College, Weybridge
- Sir William Perkins's School, Chertsey



Photo by Sandro Cenni

TRANSPORT

Chertsey Station - Distance: Approximately 2.5 miles from Lyne.

Services: South Western Railway services to London Waterloo, Weybridge, and other local destinations.

Virginia Water Station - Distance: Approximately 3.5 miles from Lyne.

Services: South Western Railway services to London Waterloo, Reading, and Weybridge.

Addlestone Station - Distance: Approximately 3.6 miles from Lyne.

Services: South Western Railway services to London Waterloo and Weybridge.

Woking Station - Distance: Approximately 7 miles from Lyne.

Services: South Western Railway services to London Waterloo, Portsmouth, and other destinations. Woking is a major hub with frequent and fast services.

London Heathrow Airport (LHR) - Distance: Approximately 10 miles from Lyne.

London Gatwick Airport (LGW) - Distance: Approximately 33 miles from Lyne.

London City Airport (LCY) - Distance: Approximately 35 miles from Lyne.

London Luton Airport (LTN) - Distance: Approximately 47 miles from Lyne.

London Stansted Airport (STN) - Distance: Approximately 66 miles from Lyne.

GENERAL INFORMATION

SERVICES:

Mains water, gas and electricity

TENURE

Freehold

LOCAL AUTHORITY & TAX BAND

Runnymede Borough Council, Council Tax Band: G

VIEWING ARRANGEMENTS

Strictly via the vendor's sole agents Luxury Property Partners

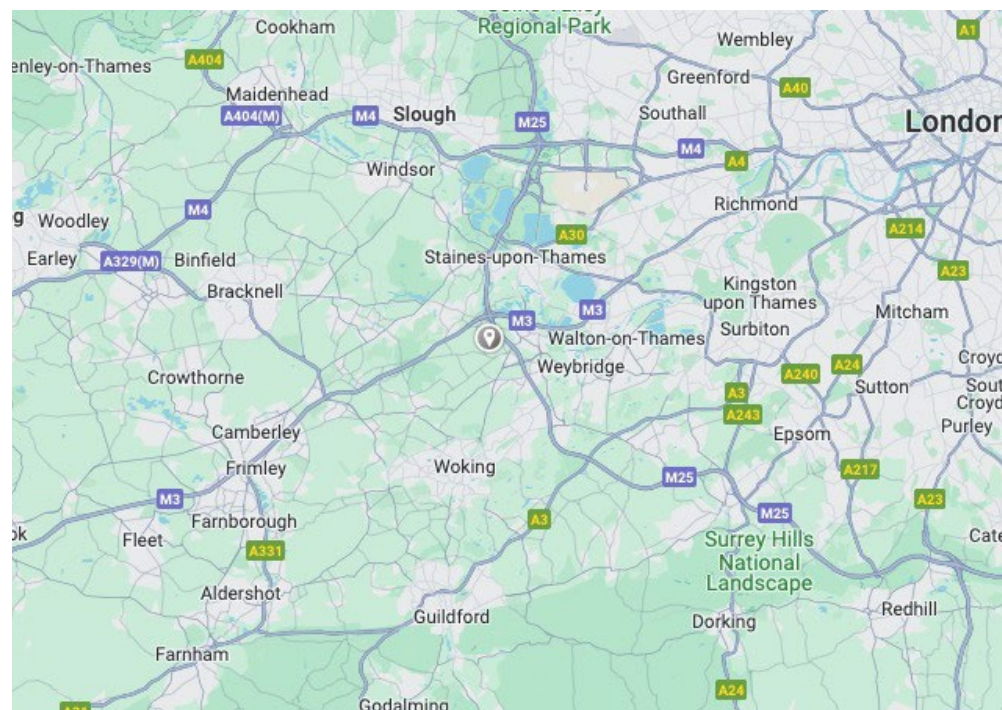
AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

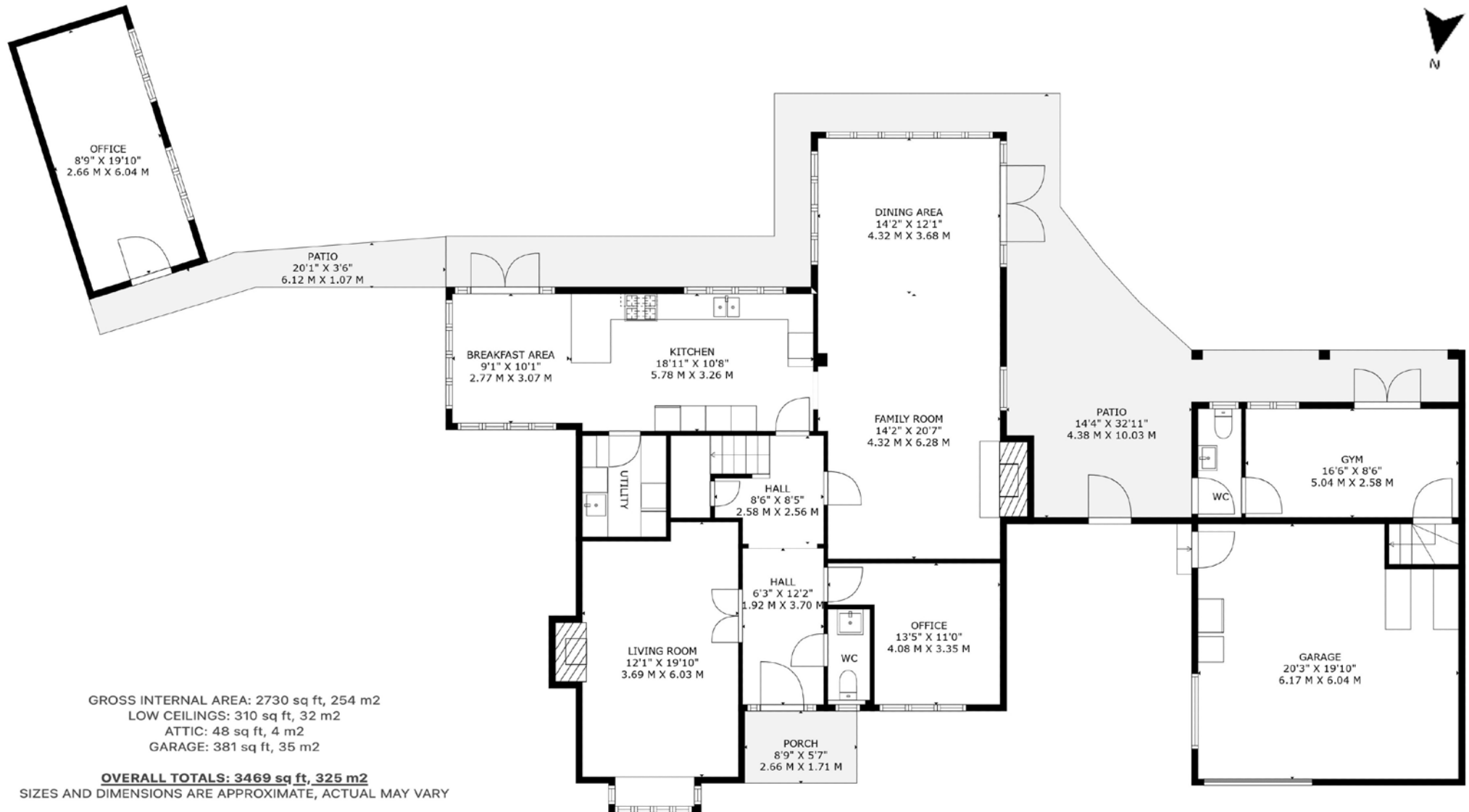
- Four Bedrooms
- Private and Gated Driveway
- Double Garage
- Games Room
- Movie Room
- Outdoor Office
- Desirable Location
- EPC: Pending
- Freehold
- Council Tax Band: G

NEW EPC PENDING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



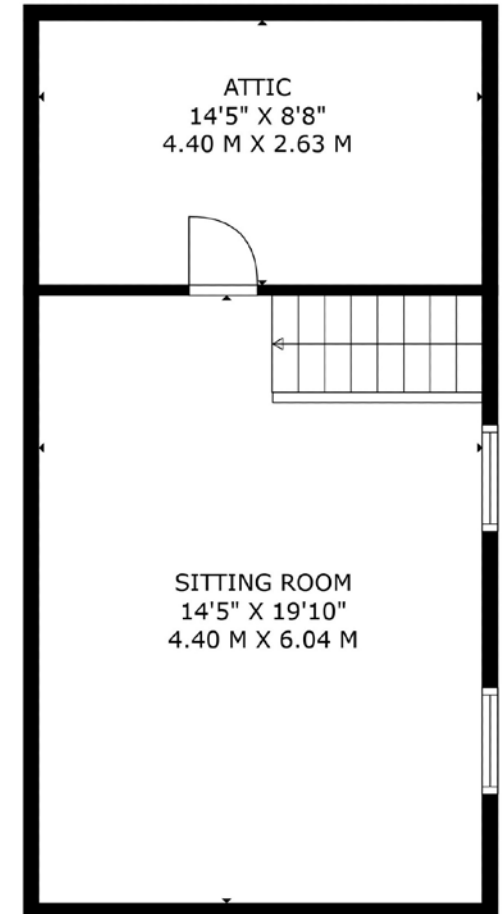
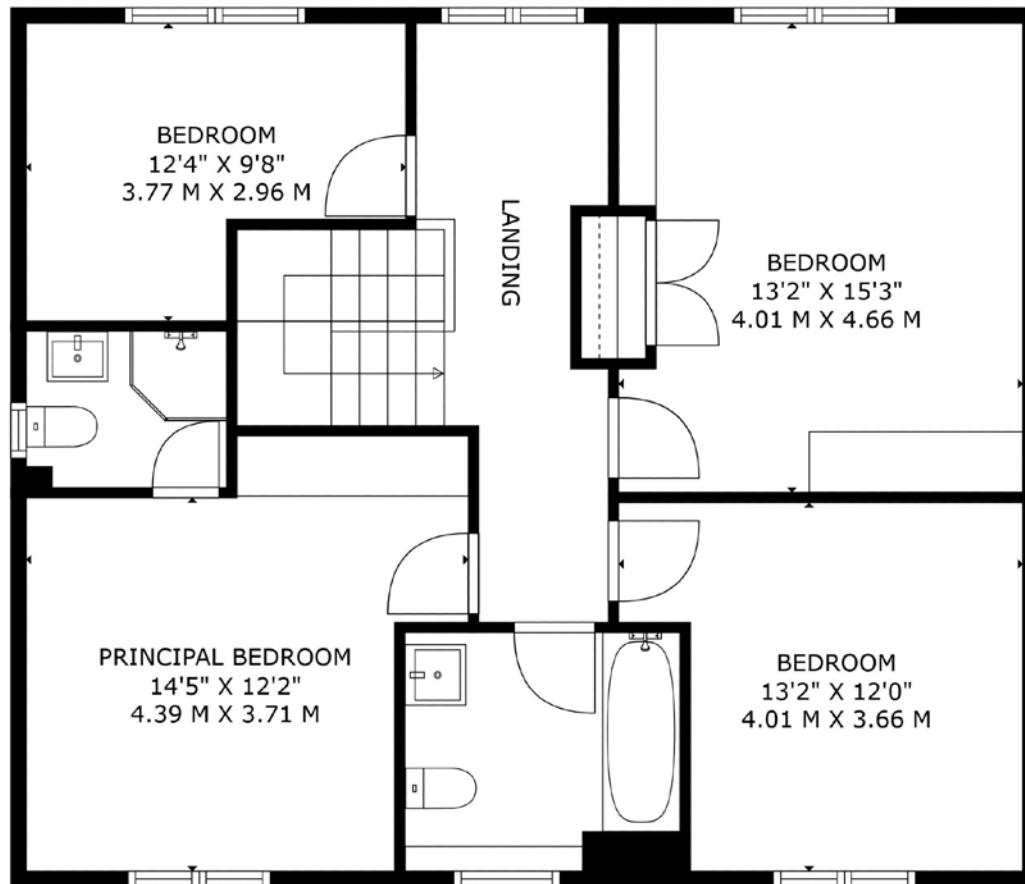
GROUND FLOOR



GROSS INTERNAL AREA: 2730 sq ft, 254 m2
LOW CEILINGS: 310 sq ft, 32 m2
ATTIC: 48 sq ft, 4 m2
GARAGE: 381 sq ft, 35 m2

OVERALL TOTALS: 3469 sq ft, 325 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FIRST FLOOR



GROSS INTERNAL AREA: 2730 sq ft, 254 m²

LOW CEILINGS: 310 sq ft, 32 m²

ATTIC: 48 sq ft, 4 m²

GARAGE: 381 sq ft, 35 m²

OVERALL TOTALS: 3469 sq ft, 325 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Damion Merry
Director
M: 07369 211 735
E: damion@luxurypropertypartners.co.uk

Luxury Property Partners
4 Old Park Lane, Mayfair, London,
United Kingdom, W1K 1QW
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