



ALMORAH

Wey Manor Road, Addlestone, KT15 3JW



LUXURY PROPERTY PARTNERS

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ACCOMMODATION SUMMARY

With its commanding presence, this one of a kind home offers everything a contemporary residence needs, plus more. Walking into the double-height entrance hall sets the tone of what is to follow – modern luxury, with no compromise on space. The heated liquid flooring spread across the ground floor leads effortlessly into the principal living room, which is the focal point for relaxation thanks to the feature media wall and integrated mood lighting – creating the ideal environment to unwind.

Neighbouring the living room is the spacious open-plan kitchen which has been fully-kitted and designed to cater for those who like to entertain, especially as both sets of bi-folding doors can open up to the full-width patio, featuring ample space for alfresco dining as well as a sunken hot tub. A versatile garden studio, with its own shower room, offers additional space that can be used as a gym, office or games room.

Up the floating staircase are three double-bedrooms, two with en-suites, and a separate family bathroom. All bedrooms enjoy bespoke wardrobes and the bathrooms benefit from underfloor heating. Further storage space can be utilised via the full-width loft.

The electric gated front-driveway features a double garage and enough space to park fifteen cars, whilst flanking either side to the beautifully landscaped rear garden. Here, the mature trees and shrubs allow for total privacy and seclusion, and the space itself has been meticulously crafted to reflect the luxurious interior.

Half the appeal is the fantastic location, with the local stations connecting a train to Waterloo in under thirty minutes, and the M25/A3 being easily accessible. Additionally, the local towns benefit from a superb selection of supermarkets, restaurants and options for leisure, whilst also featuring some of the top schools in Surrey.

INTRODUCTION SUMMARY

An extremely rare opportunity to own a truly bespoke, architectural masterpiece. Located in a secluded plot on a private road, this striking property is finished to the highest standard with no expense spared throughout – from the lavish living spaces to the expertly-crafted garden, every inch has been curated to exude luxury. To top it off, this is all complemented by a great location in Surrey that offers close proximity to plenty of amenities and transport links.



GROUND FLOOR

This grand entrance hall truly sets the tone for the rest of this exceptional home. The first standout feature is the heated custom liquid flooring, with a design that will never be found in another home – the same which can be said about the fifty-piece custom chandelier. Beneath that is a walnut floating staircase with colour-changing ambient lighting and a gorgeous glass balustrade. These modern finishes, paired with the seven metre high venetian plaster wall, make a bold architectural statement.



GROUND FLOOR

At the rear of the home lies the open-plan kitchen.

Other than maintaining the premium aesthetic, it was also built with practicality in mind – from the integrated smart Neff appliances, to the Deckton worktops, and even a Quooker tap which produces drinking/boiling/sparkling water.

A utility room with space for a washer/dryer and WC is neatly hidden behind what appears to be a storage cabinet beside the ovens.



GROUND FLOOR

Between the kitchen island and venetian plaster media wall, is ample space for a ten seater dining table, with lovely views out onto the landscaped garden.

The two sets of bi-folding doors can be opened to really expand this space.

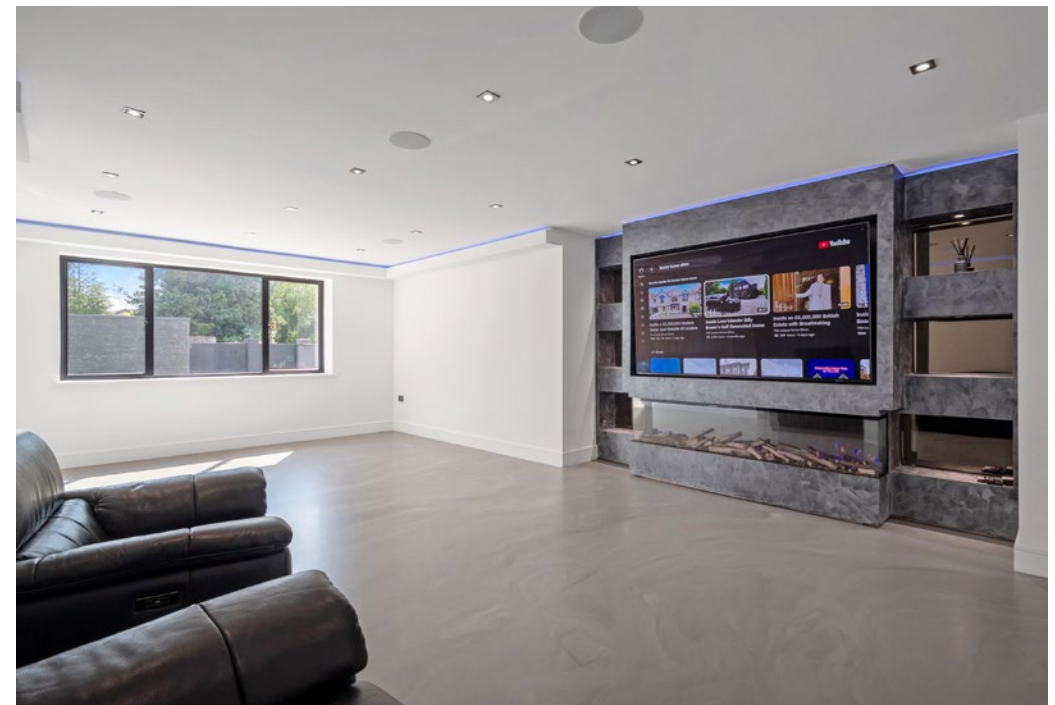
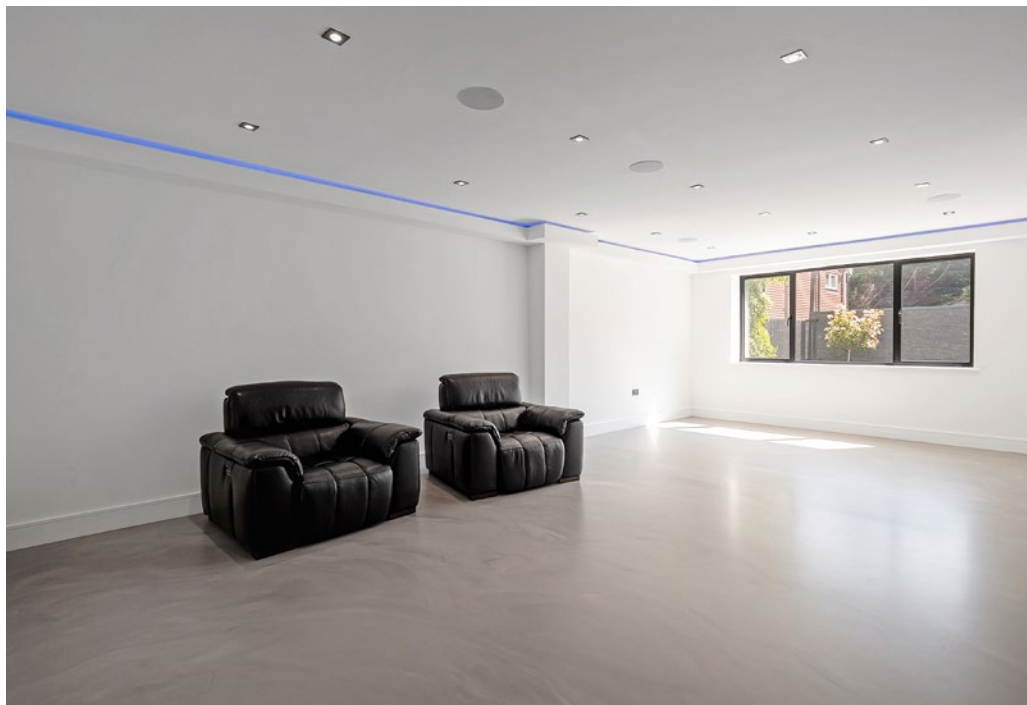




GROUND FLOOR

The living room is ideal for coming together and enjoying some entertainment on the 100" TV which is mounted on another venetian plaster media wall, this one also featuring an electric fireplace which emits both hot and cold air.

Continuing the modern theme are the smartphone-controlled ambient lighting and built-in ceiling speakers.



GROUND FLOOR

Overlooking the driveway on the right of the entrance hall is a study room, featuring tilt and turn windows.

On the left, a room that could be utilised as a ground floor bedroom.







FIRST FLOOR

The principal suite covers the full length of the first floor and has a brown feature wall which matches with the fitted walnut wardrobe across. There is ample space for a dressing table. This bedroom also boasts an impressive walk-in en-suite, where no expense has been spared to create a premium living experience. This includes dual basins, dual shower heads, a shoulder shower and a toilet.





FIRST FLOOR

Bedroom two also boasts plenty of space and an en-suite, this one kitted with a mosaic feature wall and a bluetooth music mirror!

Bedroom three also includes a bespoke wardrobe and is situated next to the family bathroom.



OUTSIDE

This secluded home sits behind a secure electric gate, with a stylish double garage and a fifteen car driveway.



OUTSIDE

The double side access takes you to the back of the property, where the garden is sure to tick all your boxes.

Coming from inside, you step out onto an expansive steel frame deck with porcelain tiles, providing ample space for alfresco dining.

Here you will find an eight-seater sunken hot tub and a smartphone-controlled water fountain, both of which make the garden a real hub for entertaining.

The lawn itself is well-manicured and easy to maintain and is not overlooked at all.



OUTSIDE

The annexe at the back of the garden is another standout feature, and it was given the same level of care and quality as the main house.

For the convenience and practicality purposes, there is AC which provides both cooling and heat, built-in ceiling speakers and a bathroom.



LOCATION

This home benefits from being in a very desirable location, with excellent transport links, proximity to key towns, plenty of leisure facilities and several well regarded schools.

Local stations such as West Byfleet and Addlestone have direct rail connections to Waterloo in under half an hour.

Easy access into M25/A3, providing you fast routes towards Heathrow, London and more.

Vibrant towns such as Weybridge, Chertsey and Walton-on-Thames offer a wide variety of shopping, dining and business hubs.

There are plenty of local health clubs and sporting facilities, with the following options all under 10 minutes away: St George's Hill Golf Club, Brooklands David Lloyds, KickX Arena and TopGolf.

Overall, this home boasts all the perks of urban convenience, whilst being nestled away in an exclusive and highly sought-after location.



Photo credit: Photo by Jonas Tebbe



Photo credit: Photo by Soheb Zaidi

GENERAL INFORMATION

SERVICES:

Mains water, gas and electric.

TENURE:

Freehold

LOCAL AUTHORITY & TAX BAND:

Runnymede Borough Council and Council Tax Band: F

VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners Hamza Khan, 07932 475 047, hamzakhan@luxurypropertypartners.co.uk

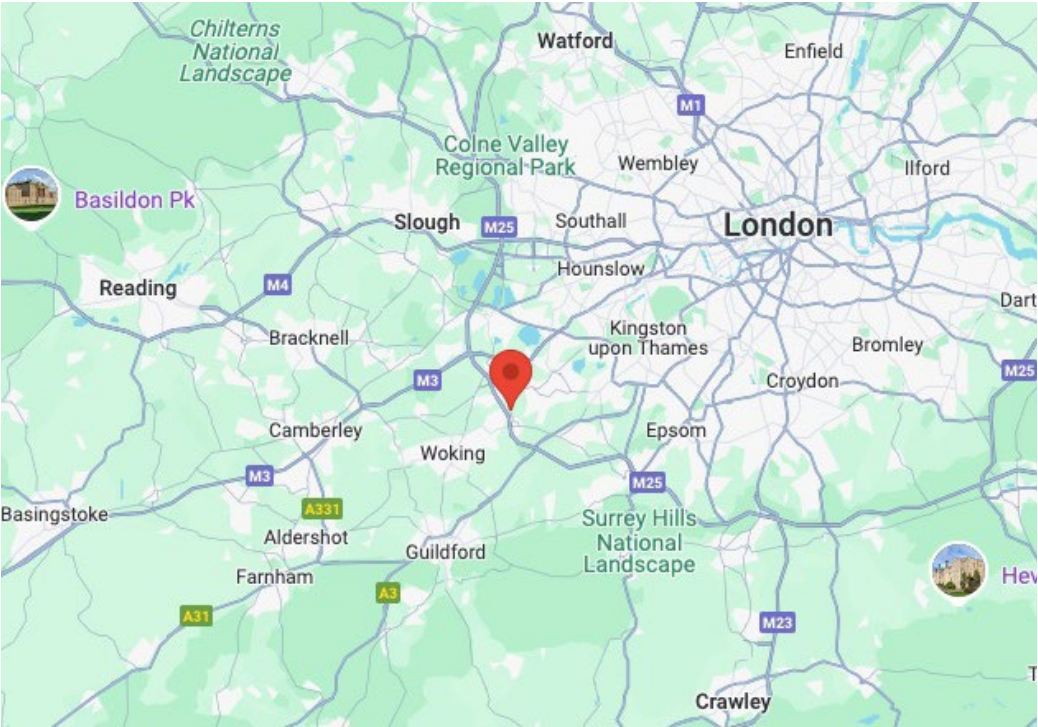
AGENTS NOTES:

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.

BULLET POINTS:

- One of a kind custom build, fully renovated
- Secluded plot on a private road
- Bespoke heated liquid flooring across ground floor
- Landscaped garden with patio, sunken hot tub and waterfall
- Garden annexe with AC and bathroom
- Secure electric gates leading to fifteen car driveway
- Double garage
- Local station connects to London Waterloo in 30 mins
- No Chain
- EPC: C | Freehold | Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



GROUND FLOOR

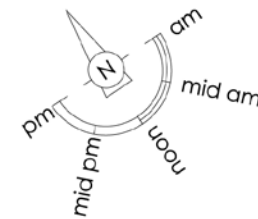


GROSS INTERNAL AREA
TOTAL FLOOR AREA: 1381 sq ft, 128m²

FIRST FLOOR

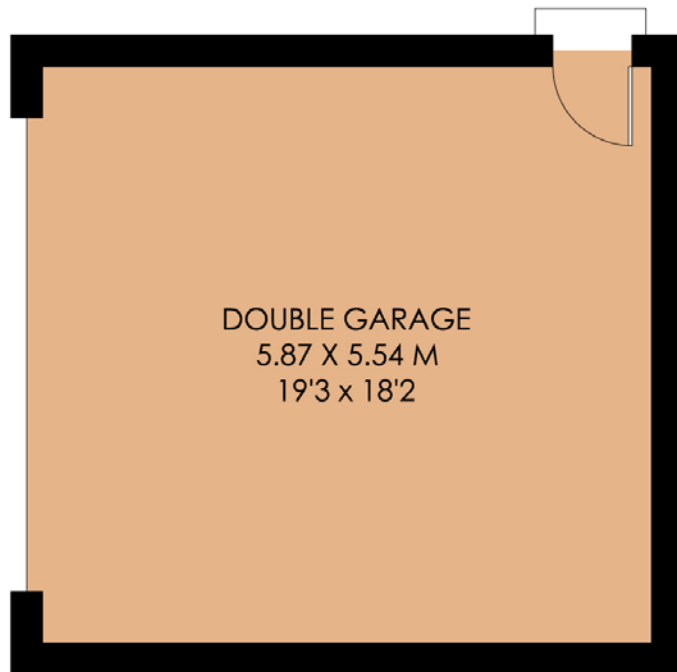


FIRST FLOOR



GROSS INTERNAL AREA
TOTAL FLOOR AREA: 928 sq ft, 86m²

GARAGE & ANNEXE



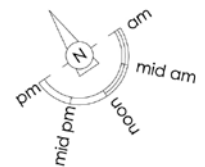
(NOT SHOWN IN ACTUAL
LOCATION/ORIENTATION)

DOUBLE GARAGE: 343 sq ft, 32m²



(NOT SHOWN IN ACTUAL
LOCATION/ORIENTATION)

GARDEN STUDIO/GYM: 481 sq ft, 45m²





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