



17 Chaucer Way Row Town Surrey KT15 1LG

£1,200,000





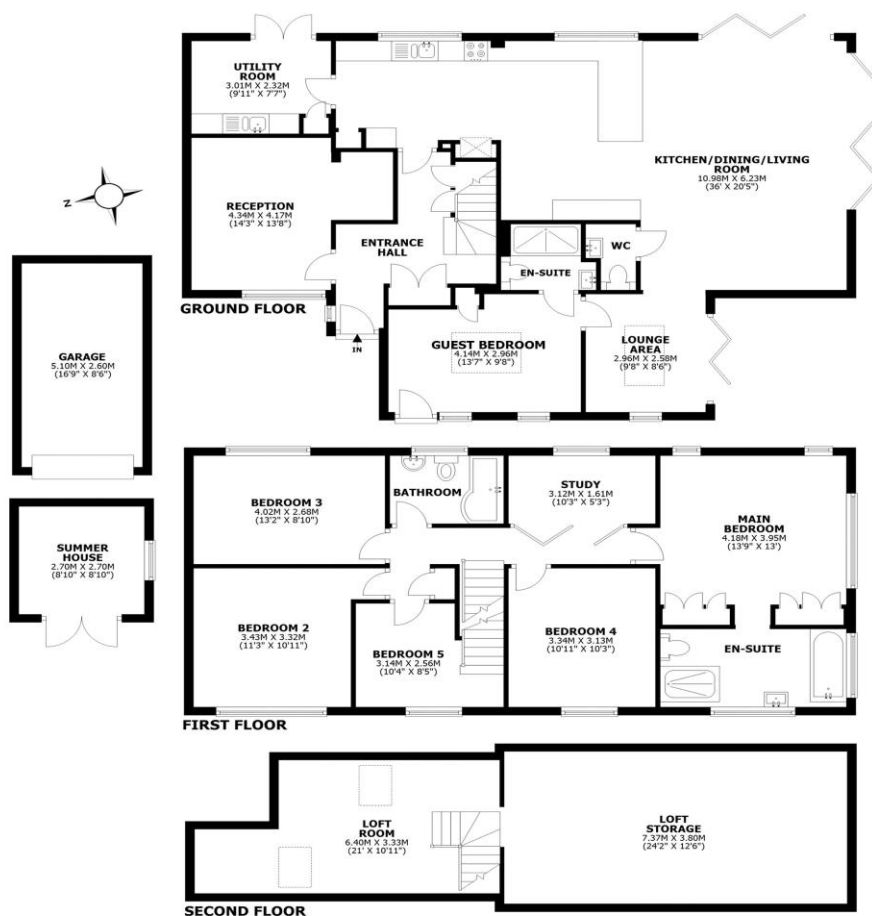
Chaucer Way, Addlestone, KT15

Total internal area: approx. 261.9 sq. metres (2819.1 sq. feet)

Main area: approx. 195.1 sq. metres (2099.9 sq. feet)

Garage: approx. 13.3 sq. metres (142.7 sq. feet), Summer House: approx. 7.3 sq. metres (78.5 sq. feet)

Loft Room: approx. 18.2 sq. metres (195.5 sq. feet), Loft Storage: approx. 28 sq. metres (301.8 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

A remarkable family home in a sought-after private lane. Hidden away on a private road in the popular village of Row Town, this stunning six-bedroom detached family home offers a truly exceptional living experience. Having been extensively extended and refurbished in recent years, this property seamlessly blends contemporary style with practical, spacious living. The heart of the home is a fabulous open-plan living room and kitchen area. This fantastic space is perfect for modern family life and entertaining, with corner bi-fold doors that open out onto the private, south-facing garden meadow and newly laid patio area. This stunning outdoor space, with its large side and rear gardens, provides a peaceful and private sanctuary. The ground floor also features three separate reception rooms, providing plenty of flexible space for a growing family. A useful utility room with direct access from the garden is also situated to the rear of the home. A fantastic addition is the ground-floor annex-style guest bedroom, complete with its own en-suite, offering ideal accommodation for guests, older children, or perhaps a rentable space to generate passive income. Upstairs, the first floor boasts a magnificent main bedroom that is a true sanctuary. It features beautiful built-in wardrobes and a sizable en-suite with a superb outlook. There are four more double bedrooms on this floor, along with a family bathroom and a dedicated hallway office space, perfect for working from home if required. From the 5th bedroom there is staircase access to a further loft room and additional loft storage space. The property provides plenty of off-street parking and includes a garage in a nearby block. Location is key, and this home is perfectly situated. It's close to local schools, shops, and amenities, with easy access to Junction 11 of the M25 and St Peter's Hospital. For those who love the outdoors, the area is a great spot for walking and running, with easy access to local woodland trails. This is a rare opportunity to acquire a beautifully finished and incredibly spacious family home in a desirable and private location. EPC Rating TBC.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.