






CEDAR HOUSE

The Paddocks, Weybridge, Surrey KT13



A SPACIOUS AND HIGHLY VERSATILE DETACHED FAMILY HOME

Cedar House is positioned within The Paddocks – one of Weybridge’s most desirable and peaceful residential settings. The Paddocks is consistently referred to as a highly regarded enclave.

			EPC
6	5	3	C

Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

This spacious and versatile detached home extends to over 3,700 sq ft over three floors, offering an excellent mix of open-plan living and generous reception space. Key features include a kitchen/breakfast room, a family room, and a flexible playroom or study, all suited to modern family life.

The layout is highly practical, with a utility room, boot room, cloakroom and integral garage. The first floor provides a principal suite with dressing room and en suite, along with three further bedrooms and a family bathroom, while the second floor adds two more double bedrooms and an additional bathroom. Selected rooms benefit from air conditioning, including the principal bedroom, an en suite bedroom, a top floor bedroom and the studio.

A separate studio above the garage, complete with its own bathroom and access, offers further flexibility as a guest suite or office. With a large driveway and well-balanced accommodation throughout, this is an impressive and adaptable family home.











LOCATION

Weybridge and Walton offer an extensive range of leisure pursuits including river walks and bike rides along the towpaths of the Thames and the Wey. Mercedes Benz World and the famous Brooklands Museum including Concorde are conveniently located.

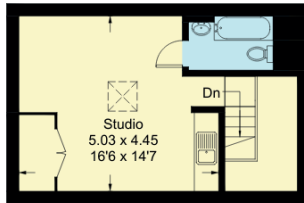
Weybridge town centre has a range of both high street chains and individual boutiques, including a Waitrose supermarket and an excellent mix of restaurants and gastro pubs including Megan's by the Wey, Osso Buco, Giggling Squid, The Minnow, and The Queens Head. Brooklands also offers a wider range of shopping including Marks and Spencer.



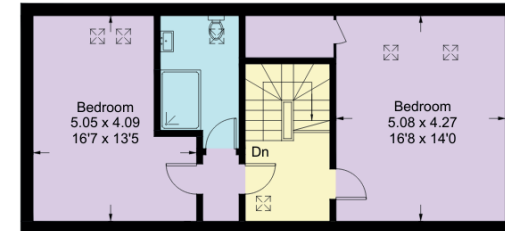
Schooling in the area is superb with an excellent selection of both private and state schools including Cleves School, Oatlands Infant School, and Manby Lodge (all subject to catchment areas) and a superb choice of private schools including St Georges Junior and College, Hampton, Halliford, Sir Williams Perkins, Reeds, Notre Dame, Feltonfleet and the ACS International School.



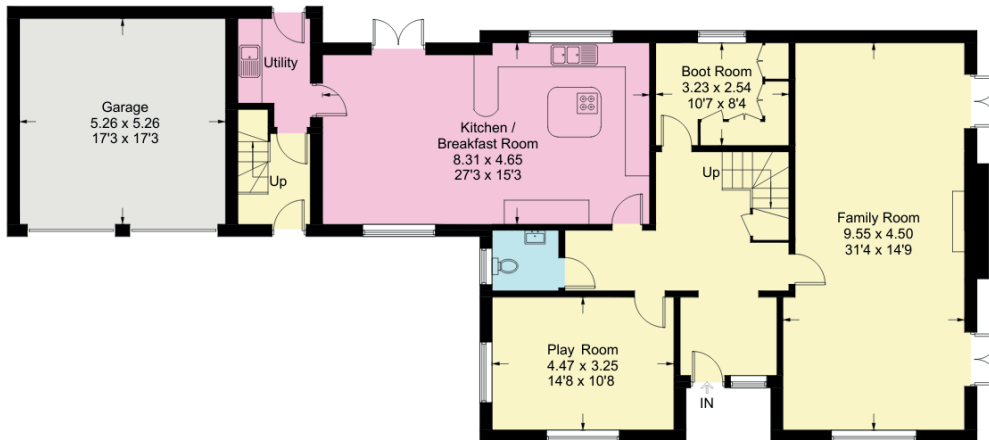
ApproximateGross Internal Area = 345.7 sq m / 3721 sq ft
 Garage = 26.8 sq m / 289 sq ft
 Total = 372.5 sq m / 4010 sq ft



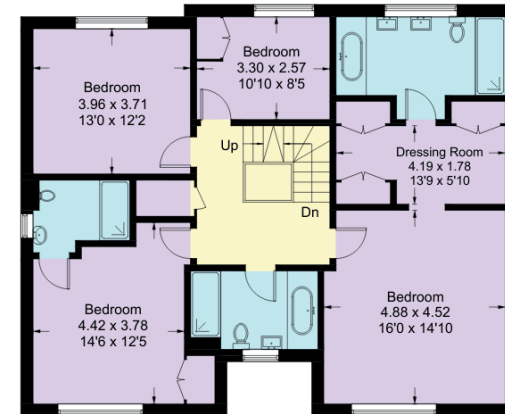
First Floor



Second Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

Tom Barham

+44 1932 591 618

tom.barham@knightfrank.com

Knight Frank Weybridge

20 High St, Weybridge KT13 8AB

[knightfrank.co.uk](https://www.knightfrank.co.uk)



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