



17 Fortescue Road, Weybridge, Surrey, KT13 8XF

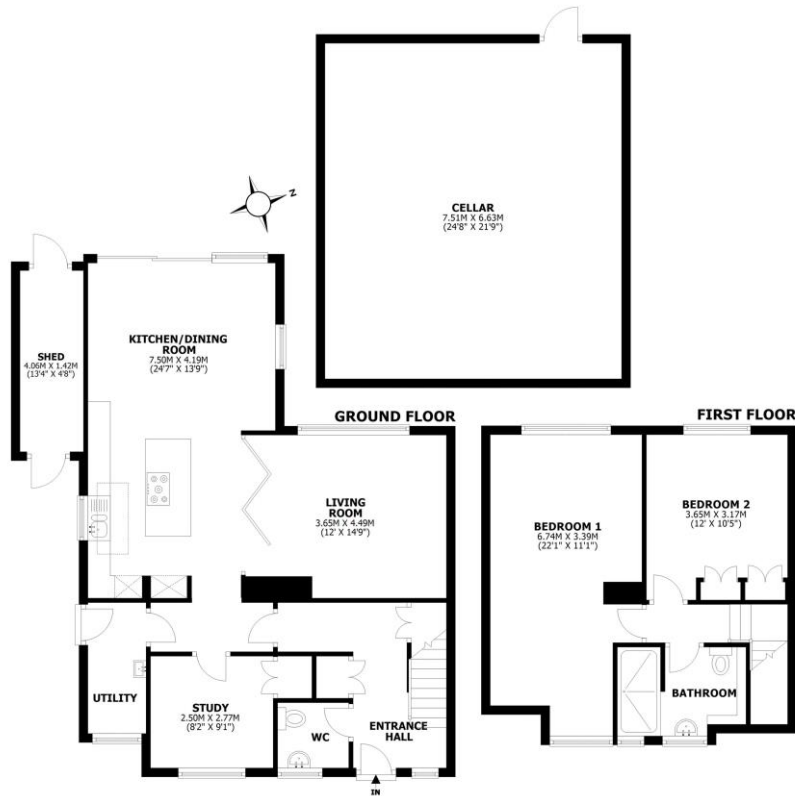
Offers in Excess of £1,000,000





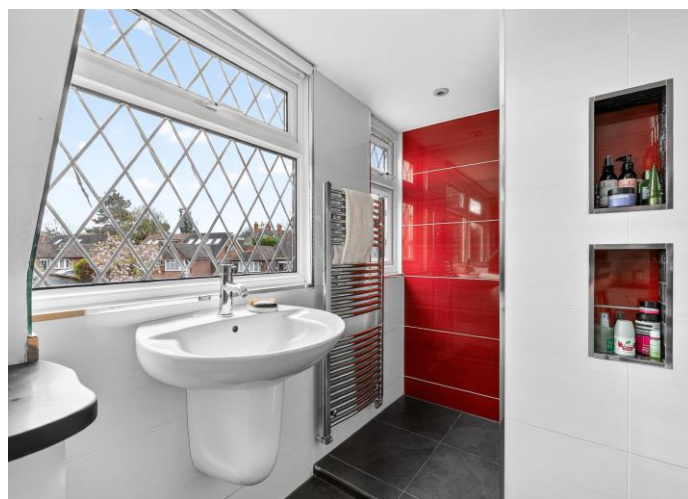
Fortescue Road, Weybridge, KT13

Total internal area: approx. 173.8 sq. metres (1870.6 sq. feet)
Main area: approx. 118.3 sq. metres (1272.8 sq. feet)
Cellar & shed: approx. 55.5 sq. metres (597.8 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.

Enjoying a peaceful riverside setting, this exceptional two double bedroom semi-detached home backs onto the River Wey and is ideally positioned within a highly sought-after cul-de-sac in the very heart of Weybridge. Incredibly central yet wonderfully tranquil, the property is just a short walk from Weybridge High Street, offering an excellent selection of boutique shops, artisan cafés and bistro-style pubs, as well as nearby Weybridge Park. Weybridge mainline station is also within easy reach, providing direct services to London Waterloo, while the property falls within the catchment of highly regarded local schools, including Heathside, which is close by. The house offers well-proportioned accommodation with clear potential to extend and enlarge (subject to the usual permissions), with several impressive examples already established along the road. The ground floor has been thoughtfully designed for modern living, benefitting from underfloor heating and a superb rear extension with a living flat roof planted with flowering succulents, bringing seasonal colour in shades of pink, red, yellow and white. To the rear, an outstanding open-plan living space forms the heart of the home, flooded with natural light and enjoying uninterrupted views across the garden and towards the River Wey and the natural landscape beyond. This versatile space incorporates a bespoke kitchen, dining area and living room, centred around a wood-burning stove with an elegant granite mantel. Folding glass doors allow the space to be opened up or divided as desired, while large-format triple-glazed Velfac windows (timber internally, aluminium externally) enhance both light and energy efficiency. The kitchen is fitted with high-quality bespoke Eggersmann cabinetry (installed in 2016), complemented by striking Blue Pearl granite worktops and limestone tiled flooring. A central island with integrated Meridian stainless steel extractor forms a natural focal point, while a comprehensive range of Siemens appliances includes a double oven with warming drawer, integrated larder fridge and dishwasher. An instant hot and cold filtered water tap adds further convenience, and integrated speakers extend through both the kitchen and living areas. From the dining area there is a sliding door which opens out onto the terrace and garden. Additional ground floor accommodation includes a separate study and a practical utility room, along with a stylish downstairs WC featuring a marble cupboard counter. Upstairs, the property offers two spacious double bedrooms, both benefiting from fitted wardrobes, and a well-appointed shower room which has a bespoke designed slate cupboard counter. The loft is fully insulated and boarded throughout, and can be easily accessed from a drop down ladder. Externally, the property truly excels. The west-facing rear garden backs directly onto the River Wey and benefits from a private mooring, creating a rare and idyllic riverside setting. The garden has been attractively landscaped with a combination of lawn and natural stone patio, linked by a pathway and perfectly arranged for outdoor dining and entertaining in a peaceful, scenic environment. Further benefits include a modern boiler (less than two years old), located within a substantial low-height coal cellar accessed externally - ideal for additional storage - along with a side shed providing secure access to the rear garden. To the front, there is off-street parking. Offered to the market with no onward chain, this is a unique opportunity to acquire a beautifully finished home with riverside access, superb living space and outstanding potential, all within one of Weybridge's most desirable central locations. 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.