



KBO

THE GATE  
HOUSE

LINCOLN GROVE

Weybridge, Surrey, KT13



THE GATE  
HOUSE

# FIVE BEDROOM DETACHED GATE HOUSE

An attractive character home positioned behind secure gates in a sought-after private road.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



## KEY FEATURES

- \* Beautifully presented period-style exterior with elegant brick façade, sash windows and slate mansard roof
- \* Generous accommodation of around 2000 sq ft, arranged over three well-planned floors
- \* Exceptional open-plan kitchen/dining room extending to over 24 ft
- \* Double doors opening onto the garden, creating a seamless indoor-outdoor flow
- \* Five well-proportioned bedrooms arranged over the first and second floors
- \* Principal bedrooms benefitting from En-suite shower room
- \* Two family bathrooms
- \* Landscaped, walled private rear garden with patio seating and mature planting
- \* Separate garage providing secure parking or additional storage
- \* An ideal home for families or downsizers seeking privacy, character and convenience in equal measure











## LOCATION

Lincoln Grove is situated in Weybridge town centre, walking distance and within catchment for many local schools, including St. James, St Charles and Manby Lodge primaries and St. Georges Independent Junior School.

The town centre offers many everyday conveniences including Waitrose and a number of cafe's, pubs and restaurants along with the River Thames.

Weybridge has a number of leisure pursuits available including two health clubs, Weybridge Health and David Lloyd along with St Georges Hill Tennis Club and Golf Club, Burhill Golf Club, Mercedes Benz World and The Brooklands Museum.

Communication links are excellent with the station providing a frequent service to London, the M25 provides direct access to central London, the A3 and the South.

Weybridge - 0.2 miles, Weybridge Station - 1.2 miles, Walton on Thames - 2 miles, M25 Jet 11 - 2.75 miles, M3 Jet 1 - 4.5 miles, Central London - 20 miles



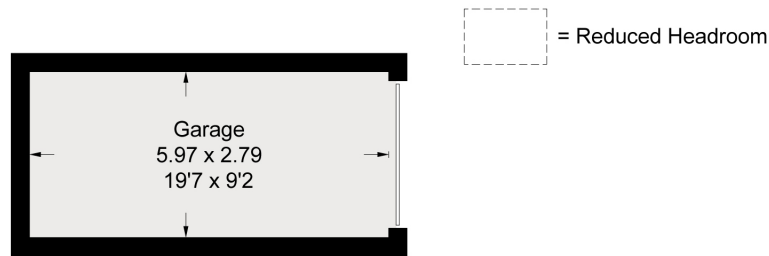


# Lincoln Grove, Weybridge, KT13

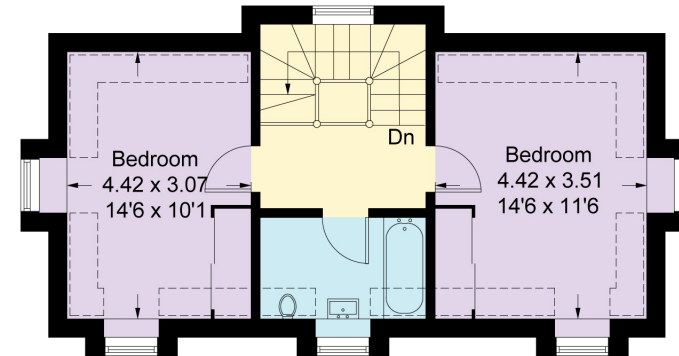
Approximate Gross Internal Area = 165.4 sq m / 1781 sq ft

Garage = 16.2 sq m / 175 sq ft

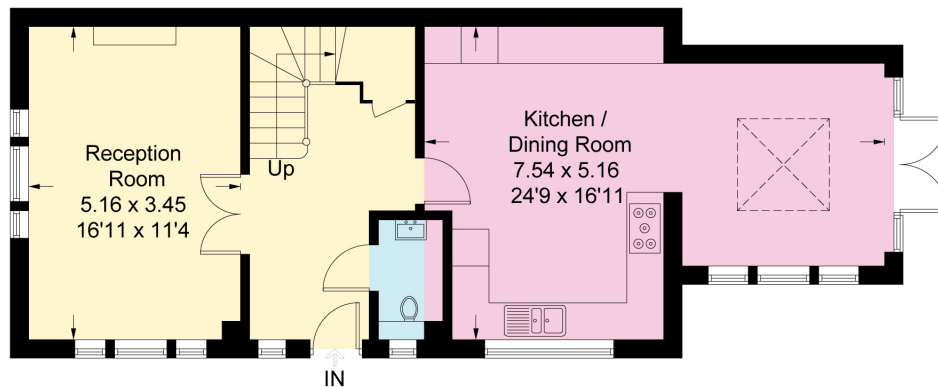
Total = 181.6 sq m / 1956 sq ft



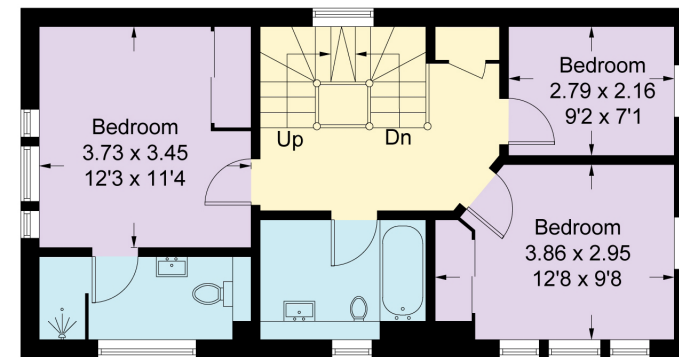
(Not Shown In Actual Location / Orientation)



**Second Floor**



**Ground Floor**



**First Floor**

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.  
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.  
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Approximate Gross Internal Area = 181.6 sq m / 1956 sq ft

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)



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