



Sheerwater Avenue  
WOODHAM, KT15

yooodle®  
*Success and nothing less*



A truly remarkable six bedroom detached house,  
built as a one off build with materials sourced from  
around the world



Set behind electric gates, this impressive six bedroom family home was recently built to exacting standards and offers well laid out and spaciouly proportioned accommodation just under 4000 sq.ft.

Nestled on a large private site, the property is set back off the road and accessed via large electric gates. On approach there is a large driveway with parking for multiple cars as well as a detached double garage. This stunning house has been finished to a high specification and cleverly designed with an abundance of windows ensuring that the accommodation is full of natural light.

The impressive reception hall gives access to all of to the main rooms on the ground floor. These include a drawing room, an elegant dining room with its full height bi-fold doors to the rear garden making this an ideal place for family gatherings, an open plan kitchen/breakfast room with living area which really is the heart of the home. The sleek fitted kitchen includes a double oven, steam oven, plate warmer, hob, dishwasher and wine cooler with an open aspect to the breakfast room and bi-fold doors leading to the garden. This floor also includes a very good sized utility room, cloakroom and coat cupboard. There is also a lovely family room/study.

To the first floor off the galleried landing you have access to the large master bedroom suite complete with a large dressing room and luxurious en suite bathroom. There are three further bedrooms and two bathrooms, one of which is en suite.

The second floor then provides a further two bedrooms which have shared use of a large bathroom. To the rear of the property, there is a beautifully manicured rear garden with a large patio spanning the width of the house and which can be accessed via several sets of bi-folding doors making it ideal for entertaining.

Offered unfurnished.





# SHEERWATER AVENUE, WOODHAM, KT15 3DP

£7,950 PER MONTH

Local Authority:

Council Tax Band: G

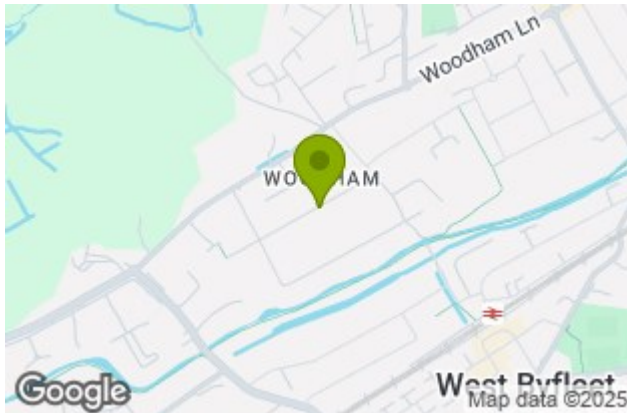
Furniture: Unfurnished

Parking:

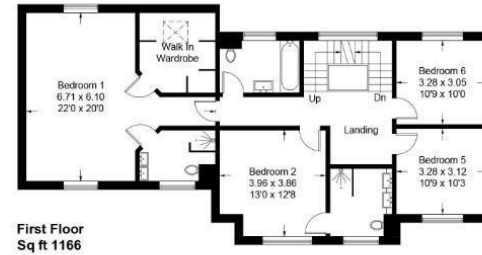
Available Date:

TOTAL APPROX. FLOOR AREA 3883.00 sq ft

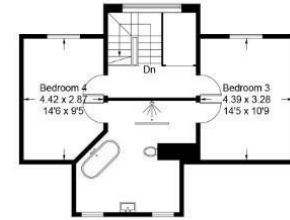
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
82	85		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



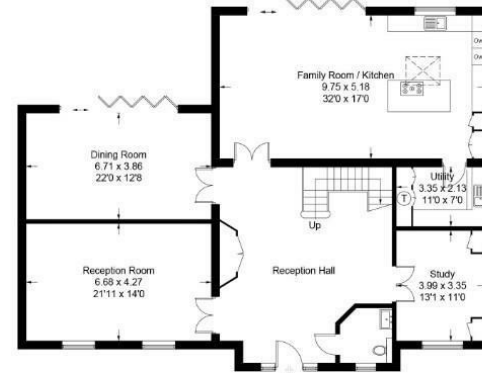
Approximate Gross Internal Area Total = 340 sq m / 3660 sq ft  
Garage = 20.7 sq m / 223 sq ft  
Total = 360.7 sq m / 3883 sq ft



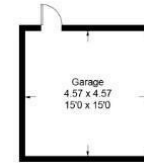
First Floor  
Sq ft 1166



Second Floor  
Sq ft 572



Ground Floor  
Sq ft 1922



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID571030)

**Viewing:** Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

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