



## ISOLA BELLA

Hamm Court, Weybridge, Surrey KT13



# A DETACHED RIVERSIDE WITH PRIVATE MOORING

A two-bedroom detached home set in the Hamm Court private estate and backing directly onto the River Thames with its own private mooring and 0.44 acre plot.



Local Authority: Elmbridge Borough Council

Council Tax band: F

Tenure: Freehold



## DESCRIPTION

The first floor provides a complete principal bedroom suite with an en-suite bathroom and dual Juliette balconies providing elevated views of the river Thames.

To the ground floor there is a double bedroom with fitted wardrobes, family bathroom and separate W/C. The kitchen provides an abundance of floor and wall-mounted units and space for white goods. A well-proportioned dining room leads through to a dual aspect living room with sliding doors out to the garden.

Externally there is an abundance of trees and shrubs which are well maintained on the banks of the Thames. Cross the bridge to the rest of your garden; it is largely laid to lawn. A large double garage and driveway parking for multiple vehicles.











## LOCATION

The Hamm Court private estate is set alongside the banks of River Thames, Bourne and Wey in approximately 8 acres of farmland and paddocks. The property has a private mooring and large terrace accessed directly from the living/dining room via bifold doors. Weybridge and the surrounding towns 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.

The 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 Gail's, Giggling Squid, The Minnow and The Queens Head. Brooklands also offers a wider range of shopping including Marks and Spencer.

The A3, M25 and M3 are within easy reach along with the towns of Walton-on-Thames, Esher, Cobham, Kingston Guildford and Woking. The train station is located on the edge of town and provides regular service to London Waterloo. London Heathrow and Gatwick airports are accessed via the M25.

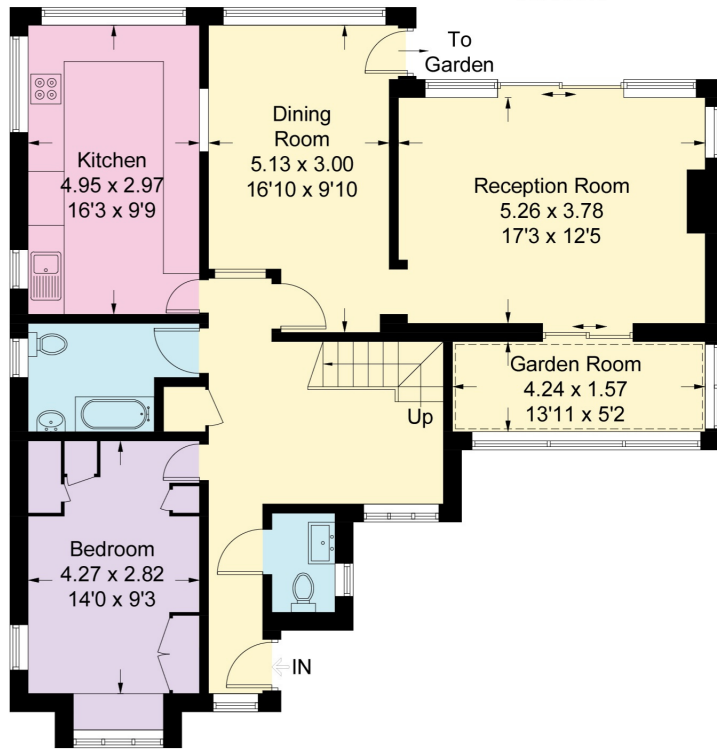




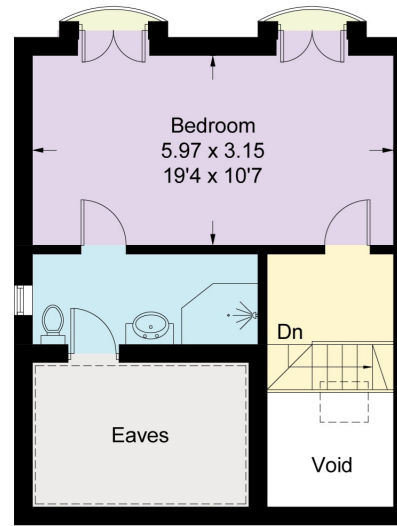
Approximate Gross Internal Area = 144.9 sq m / 1560 sq ft  
(Including Eaves and Void)  
Garage = 40.4 sq m / 435 sq ft



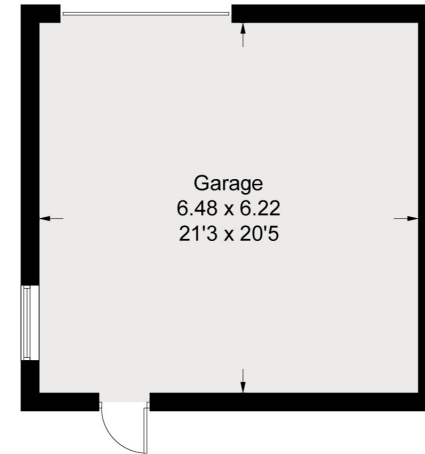
 = Reduced Headroom



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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 1932591618

thomas.barham@knightfrank.com

**Knight Frank Weybridge**

20 High St, Weybridge KT13 8AB

**knightfrank.co.uk**



Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <Particularsdate>, Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

