



OATLANDS AVENUE

Weybridge, Surrey, KT13



A GENEROUSLY SIZED DETACHED HOME

Ideally located close to Oatlands village and Walton-on-Thames mainline station



Local Authority: Elmbridge Borough Council

Council Tax Band: G

Tenure: Freehold



DESCRIPTION

Situated in a private cul-de-sac of only 4 houses, with a large wrap-around garden, this property offers spacious rooms and a flexible living arrangement. Although peacefully located, the house is 0.2 miles from the highly regarded Cleves School and 0.5 miles from the renowned Oatlands School. Manby Lodge Infant School is also less than a mile away, and the independent St George's Junior is close by. Walton Station, with its fast service to London Waterloo, is also within easy reach at 0.7 miles.

Entry to the house is through a wide hallway with wooden parquet floors, which gives access to the eat-in kitchen, the home office, a large playroom, and the main reception, which is bright and features a wonderful log burner as a focal point. A superb TV room completes the reception spaces. The garden can be accessed from both sides of the property and is mostly lawned, with a large space at the far end which would be perfect for











DESCRIPTION

The principal suite has a vaulted high ceiling and plantation shutters, with built-in cupboards and a large en suite bathroom. There are up to six further bedrooms of varying sizes, all of which could fit a double bed. Two of these bedrooms have a dual aspect into the garden and a vaulted ceiling, which adds to the feeling of space and light.

Externally, there is driveway parking for three cars and a double garage.

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.

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 Giggling Squid, Gails, The Minnow and The Queens Head pub. Brooklands also offers a wider range of shopping, including Marks and Spencer. Mercedes-Benz World and the famous Brooklands Museum are also located in Brooklands.







LOCATION DESCRIPTION

Walton has an Everyman Cinema, plus many cafés and restaurants in town and pubs lining the river. Golf enthusiasts have a number of the area's best golf courses to choose from, St George's Hill, Burhill and The Wisley, along with an excellent choice of health and tennis clubs, including St George's Hill Lawn Tennis Club, Foxhills, Bannatyne's and David Lloyd.

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



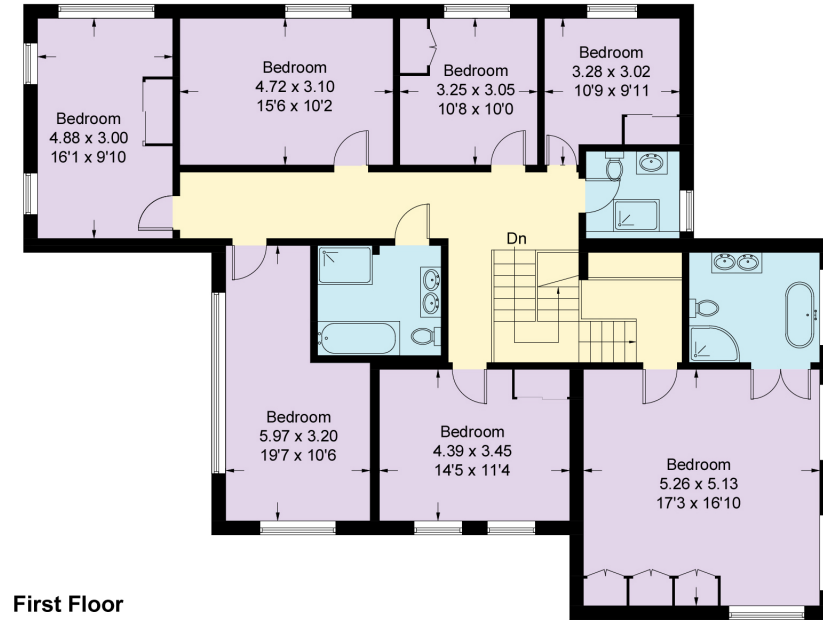
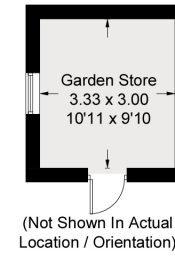
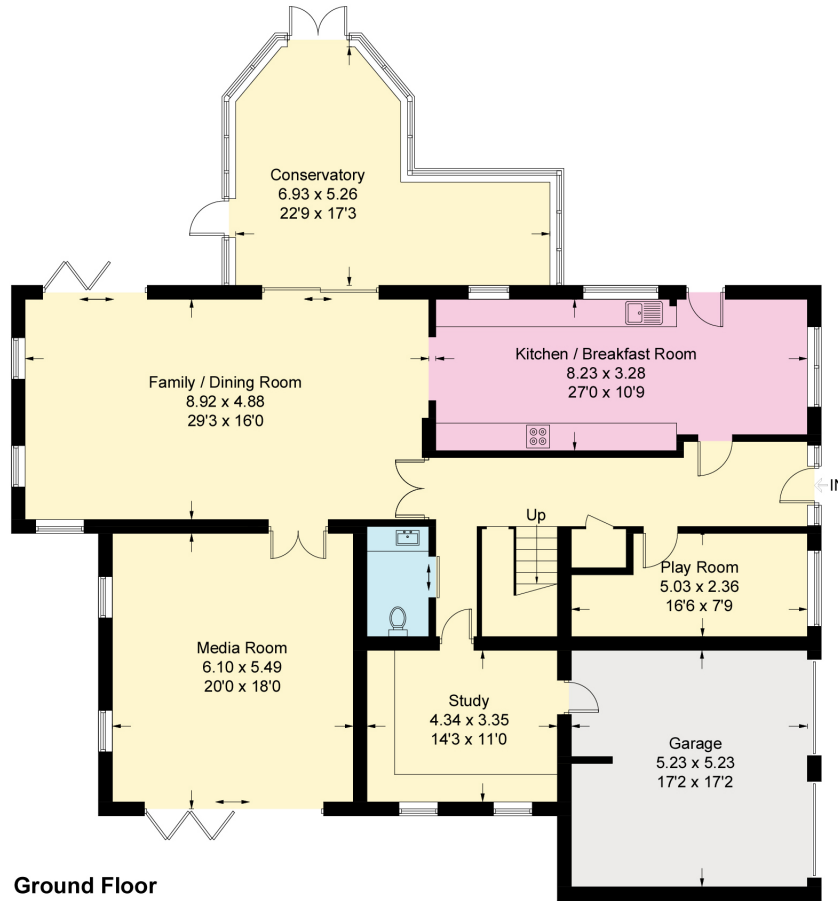


Ardesley Wood, KT13

Approximate Gross Internal Area = 380.2 sq m / 4093 sq ft

Garden Store = 10 sq m / 108 sq ft

Total = 390.2 sq m / 4201 sq ft



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. www.london58.com © 2024 hello@london58.com

Approximate Gross Internal Area = 390.2 sq m / 4201 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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