

# WINDLEBROOK

*Estates*



3 Sopwith Way, Addlestone  
£595,000



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Set within a sought-after modern development in Addlestone, this beautifully presented four-bedroom semi-detached family home offers the perfect blend of contemporary living, generous space, and everyday convenience. Thoughtfully arranged across three floors, the property extends to approximately 1,555 sq ft of well-designed accommodation, enhanced by ample built-in storage and a superb, fully functioning garden room ideal for modern family life.

The ground floor welcomes you with a stylish shaker-style kitchen, complete with integrated appliances and an excellent dining area, creating a sociable hub for everyday living and entertaining.

The spacious and light-filled lounge enjoys double doors opening directly onto the rear garden, seamlessly connecting indoor and outdoor spaces. An additional WC complete this level, adding further practicality.



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## Key Features

- Four bedrooms
- Four toilets including three bathrooms
- Separate outbuilding, ideal home office or gym
- Double drive plus additional visitors parking permit
- Five minute walk to Addlestone train station
- Close to local amenities including schools, shops & restaurants
- Spacious three-storey home at 1555sqft
- Newly built in 2017 situated in a friendly neighbourhood
- Large top floor principle bedroom with Ensuite
- southwest facing garden



On the first floor, you will find three well-proportioned bedrooms, each benefiting from built-in wardrobes, along with a contemporary family bathroom. The second bedroom enjoys the added luxury of its own en-suite shower room, making it ideal for guests or older children.

Occupying the entire top floor, the impressive principal bedroom suite offers a true sense of retreat. Multiple windows flood the room with natural light throughout the day, while generous proportions provide ample space for wardrobes, dressing furniture, and relaxation. This level is further complemented by a private en-suite bathroom and excellent storage solutions.

A double driveway provides off-road parking for two vehicles, alongside an additional visitor's parking permit. Side access leads to the southwest-facing rear garden which provides a standout feature in the versatile garden room, currently used as a gym, and equipped with power and heating, making it equally suitable as a home office, studio or hobby space.

Ideally positioned just a five-minute walk from Addlestone railway station, this home offers excellent connectivity for commuters. Local shops, schools, cafés, and restaurants are all close at hand, while swift access to the M25, M3, and M4 ensures easy travel across the region.

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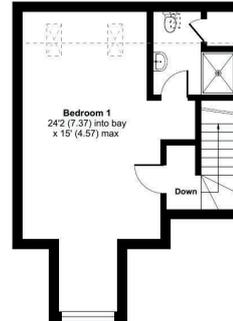
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Energy Efficiency Rating		Current	Potential
<small>Not energy efficient - lower running costs</small>			
95-100	A		
81-95	B		
69-81	C		
55-69	D		
41-55	E		
27-41	F		
13-27	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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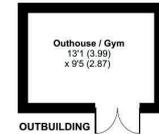
## Sopwith Way, Addlestone, KT15

Approximate Area = 1412 sq ft / 131.1 sq m  
 Outbuilding Area = 125 sq ft / 11.6 sq m  
 Limited Use Area(s) = 18 sq ft / 1.6 sq m  
 Total = 1555 sq ft / 144.4 sq m  
 For identification only - Not to scale

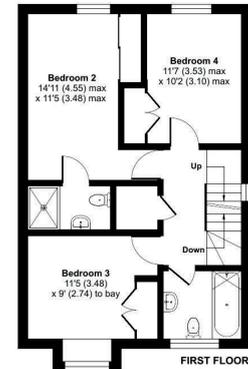


SECOND FLOOR

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Windlebrook Estates. REF: 1248190

