



**BROOKLANDS ROAD**  
WEYBRIDGE

**JACKSON-STOPS** 

## BROOKLANDS ROAD WEYBRIDGE, KT13

ASKING PRICE: £1,000,000

Set well back from the road behind gates and an attractive brick wall, this substantial detached family home offers exceptional space, privacy and flexibility, with off-street parking for four to five vehicles, a self-contained ground-floor annexe, and a separate pool building within the garden.

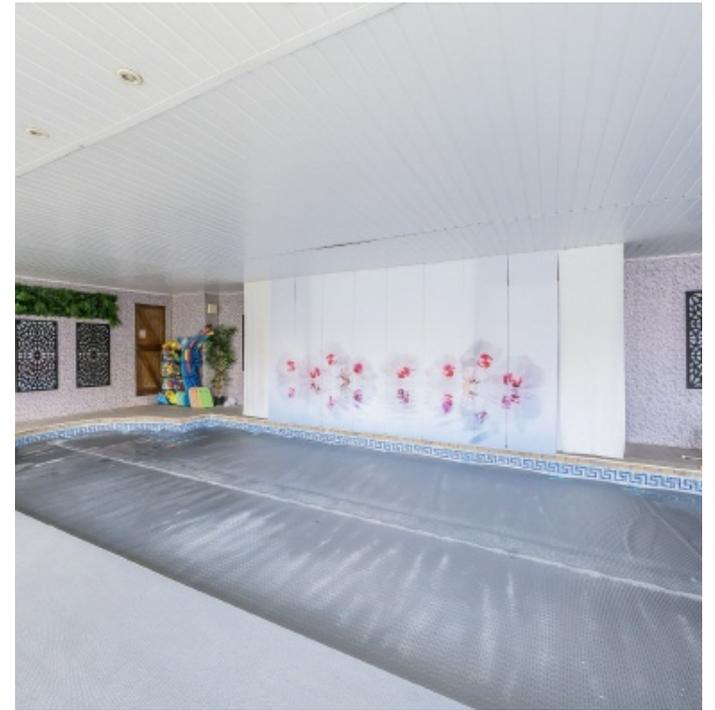
The ground floor provides outstanding versatility. To the front of the house is a self-contained annexe, ideal for multi-generational living or guest accommodation, comprising its own kitchen, living area, bathroom and two further rooms.

To the rear, the main house opens into an impressive and expansive living area, cleverly zoned to create a dining area and two separate reception spaces, offering excellent flow for everyday family life and entertaining. This is supported by a large kitchen, a utility room and a downstairs WC. Upstairs, the property offers four generous double bedrooms, two of which benefit from ensuite shower rooms, alongside a well-proportioned family bathroom. Externally, the rear garden is of a good size and provides an additional feature in the form of a detached outbuilding housing a full-size swimming pool, complete with changing facilities. Brooklands Road is well positioned for a wide range of local amenities, including everyday shops, cafés and supermarkets, with larger retail and leisure facilities available nearby. Weybridge, Addlestone and Byfleet stations are all within easy reach, providing convenient rail links into London, while excellent road connections offer access to the A3, M25 and surrounding towns.

### KEY FEATURES

- Detached gated home
- Four/Five bedrooms
- Self-contained annexe
- Multiple reception spaces
- Swimming pool outbuilding
- Off-street parking







Total area (approx.): 277.2 sq. m (2,983.7 sq. ft)  
 (Excluding Eaves)  
 Outbuilding: 76.7 sq. m (825.5 sq. ft)

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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