



1 Rouse Close
Weybridge | Surrey | KT13 9DH

 FINE & COUNTRY

Step inside

1 Rouse Close

Located in the heart of sought-after Weybridge, this beautifully presented four-bedroom semi-detached townhouse offers modern family living with thoughtful versatility. Built in 2011 by Berkeley Homes, the property demonstrates the quality and design expected from one of Surrey's most respected developers, further enhanced by the current owners with a well-executed loft conversion completed in 2019.

This is a Berkeley Homes family home that genuinely works for modern life. Built in 2011 on Rouse Close in Weybridge, this four-bedroom semi-detached townhouse demonstrates the quality you'd expect from one of Surrey's most respected developers, enhanced further by its current owners through a thoughtfully executed 2019 loft conversion.

The south-east orientation captures natural light throughout the day, while bifold doors between the kitchen and garden create genuine indoor-outdoor living space. The ground floor layout works well for family life. An open-plan kitchen and dining area forms the heart of daily living, well-appointed with high-specification appliances and good storage. A separate reception room provides quieter space when needed.



Seller Insight



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Purchased while still under construction in 2011, this home gave the current owners the opportunity to tailor key finishes from the outset. “We were able to specify features such as the five-ring gas hob and the lounge carpeting,” they recall, with further enhancements added over time, including the remote-controlled gas fire installed a year later, now providing both warmth and ambience to the main living space.

Rouse Close itself has proven to be a quiet, family-friendly mini community, ideally suited to those seeking modern, easy living with excellent education close at hand. The owners describe it as “a supportive and welcoming place to live,” where neighbours know one another and families quickly feel at home.

The house is arranged to support comfortable, day-to-day living as well as relaxed entertaining. A generous reception room provides a welcoming space to unwind, while the large, modern kitchen and dining area sits at the heart of the home, overlooking the enclosed, walled garden and creating a natural flow between indoors and out. Underfloor heating throughout the ground floor ensures a warm, inviting atmosphere year-round, complemented by the soft glow of the gas fire during the colder months.

Upstairs, the accommodation offers ample bedrooms for a growing family, supported by three well-appointed bathrooms, allowing the house to function smoothly on a day-to-day basis. In 2019, the property was further enhanced by a thoughtfully designed loft conversion, adding a versatile third floor. “It completely changed how we use the house,” the owners explain. The upper floors continue this theme of versatility, with space that easily adapts to different stages of life. Guests are comfortably accommodated with the benefit of their own bathroom, while a high-spec wall bed allows the room to transition effortlessly between a stylish guest bedroom and a practical home office. Recent upgrades, including the installation of a Megaflow boiler, support modern living with reliable hot water throughout the home.

Overall, the house represents easy yet comfortable living within a close-knit and well-established community. “It’s a home that simply works,” the owners conclude, “offering space, warmth and flexibility in a setting where people genuinely look out for one another.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



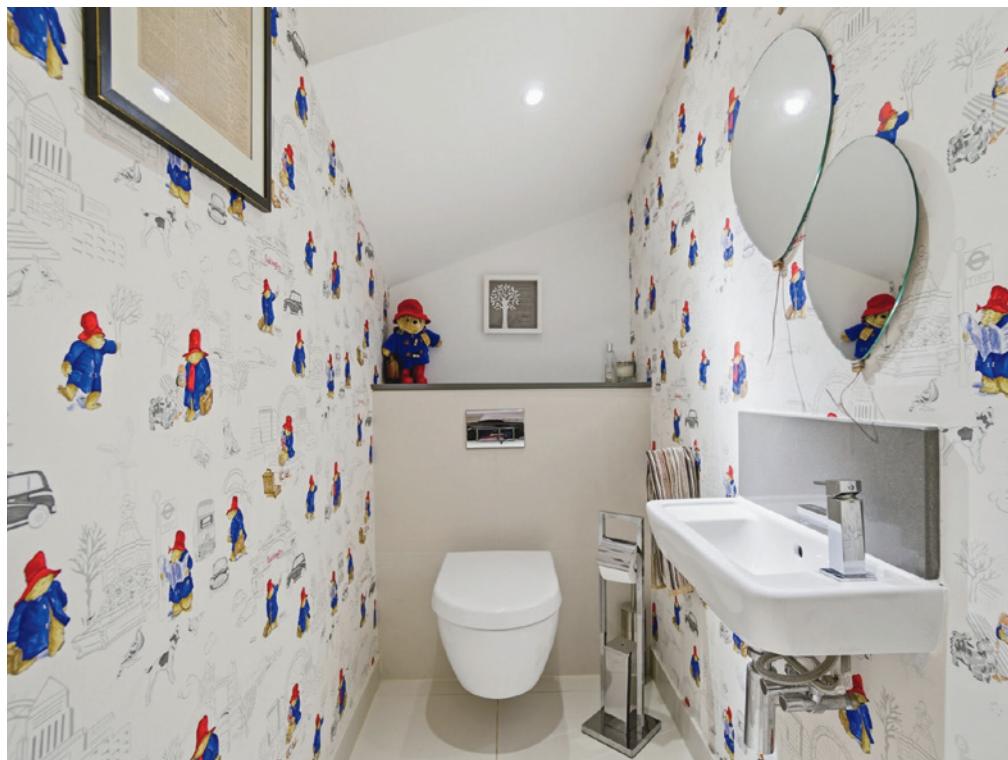


Upstairs, the principal bedroom benefits from built-in storage and its own ensuite shower room. Two further bedrooms on this floor are served by a family bathroom, providing straightforward, practical accommodation.

The top floor is where the 2019 loft conversion truly delivers. The entire space was professionally converted to create a fourth bedroom, dedicated shower room, and a versatile additional room currently used as a home office and overflow space for guests. This room includes one entire wall that features integrated storage, shelving, and a pull-down bed, clever design that maximizes functionality. Work from home during the week, accommodate guests when they visit, or simply claim it as your escape when family life gets loud downstairs. Practical eaves storage throughout this level adds further utility.

The property benefits from ground floor underfloor heating

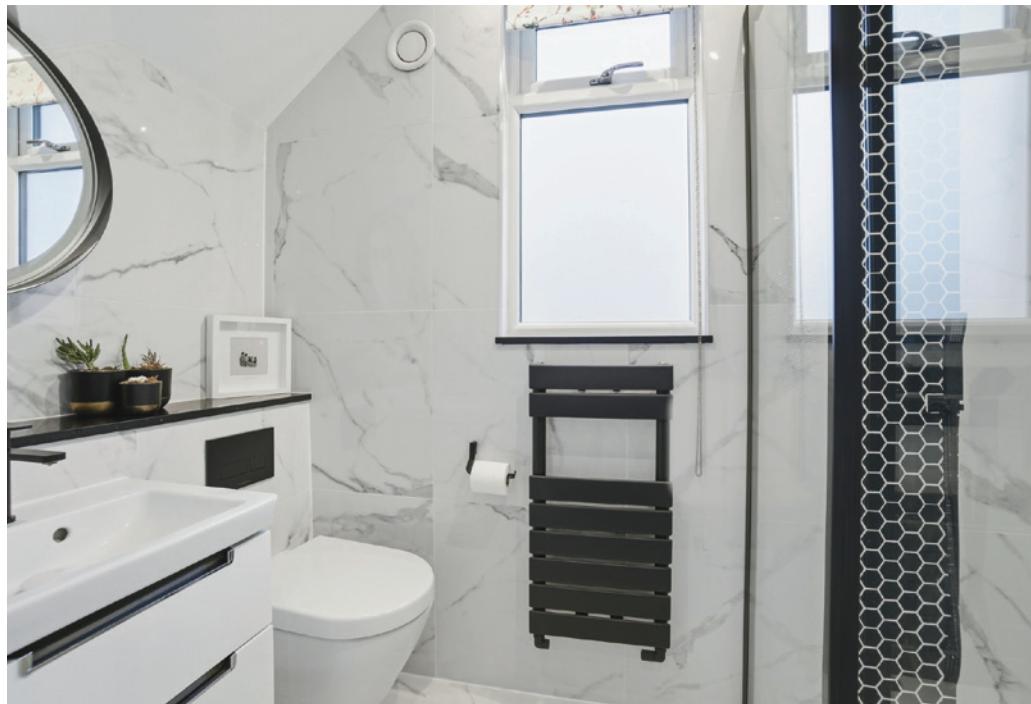














Step outside

1 Rouse Close

Gardens and Outdoor Space

Step through those bifold doors and the south-east facing garden becomes somewhere you'll actually spend time. Mainly lawn with established planting providing structure and colour, it's low-maintenance without feeling sterile. A generous terrace spans the width of the house, providing ample space for outdoor dining and entertaining.

At the garden's far end, a rear gate provides direct access to your garage within the adjacent gated community, offering secure parking and useful storage.

Location

Rouse Close occupies a desirable corner of Weybridge, delivering what families moving to Surrey typically seek: genuine quality of life without sacrificing practicality.

Education is a genuine strength of this location. The area benefits from excellent schools including Manby Lodge Oatlands School, Cleves School, and Heathside School, plus access to well-regarded independent schools.

Walton-on-Thames station lies 0.8 miles away, with regular services reaching London Waterloo in 30-35 minutes. For air travel, Heathrow sits roughly twenty minutes away by car, Gatwick within forty-five.

Weybridge offers more than convenient commuting distance to London. The town has genuine historical significance—Henry VIII's Tudor palace once stood here, and Brooklands was the birthplace of British motorsport. Today, Brooklands Museum and Mercedes-Benz World preserve this heritage, while the town itself maintains a forward-looking character.

Daily life benefits from the Rivers Thames and Wey providing green space and water access—paddleboarding, riverside walks, and similar activities. The town centre delivers independent shops, decent restaurants, traditional pubs, plus the practical chains when you need them. Local clubs cover tennis, rugby, football, riding, and various other ways to occupy children and adults alike.

It's the equation many families seek: Berkeley Homes quality, practical accommodation enhanced beyond the original specification, excellent local schools, secure parking, and London commutable without dominating your life. A home that works for the next significant chapter.

Tenure: Freehold | Council Tax Band: F | EPC Rating: C





Property Type - Semi-Detached Townhouse

Tenure - Freehold.

Council Tax Band - F

Local Authority - Elmbridge.

EPC - Rating C

Year Built: 2011

Property Construction - Standard (brick and tile).

Electricity Supply - Mains.

Water Supply - Mains.

Drainage and Sewerage - Mains.

Heating - Gas.

Broadband - FTTP ultrafast full fibre broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G/5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Detached garage, additional one car parking, & off street parking.

Additional Information - Annual resident's association contribution approx.£800/year

Rouse Close, Weybridge

TOTAL LIVING AREA (INTERNAL): 1,334 Sq ft / 123 sq m

Ground Floor Area 544 Sq ft / 50 sq m

First Floor Area 498 Sq ft / 46 sq m

Second Floor Area 292 Sq ft / 27 sq m

EXCLUDED AREAS (NOT INCLUDED IN LIVING AREAS):

Garage: 178 sq ft / 16.5 sq m Fireplace: 6 sq ft / 0.5 sq m

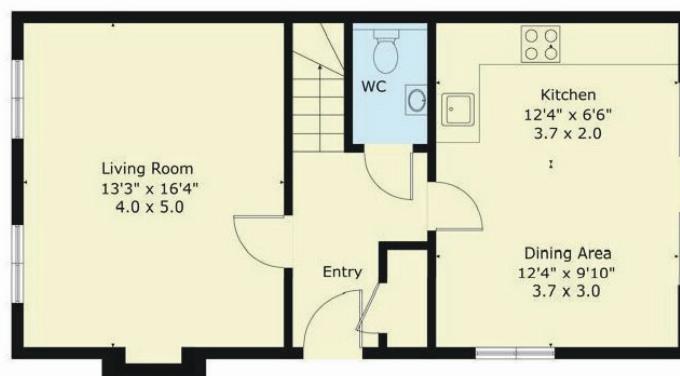
Low Ceiling: 16 sq ft / 1.4 sq m Walls: 389 sq ft / 36 sq m



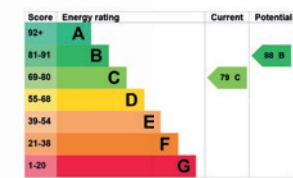
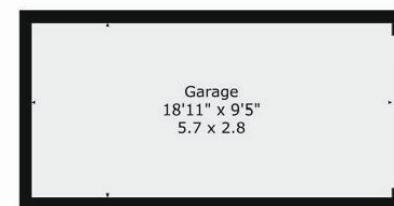
First Floor



Second Floor



Ground Floor



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. F&C Stratford-upon-Avon Limited. Trading As: Fine & Country Weybridge, Walton-On-Thames and Chertsey. Registered in England & Wales. Printed 04.02.2026

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