



## OTTERSHAW

**£650,000**

**Situated in a quiet cul-de-sac within walking distance of Ottershaw Village and its local shops, this attractive four bedroom detached residence offers well balanced and versatile accommodation, ideally suited to modern family living.**

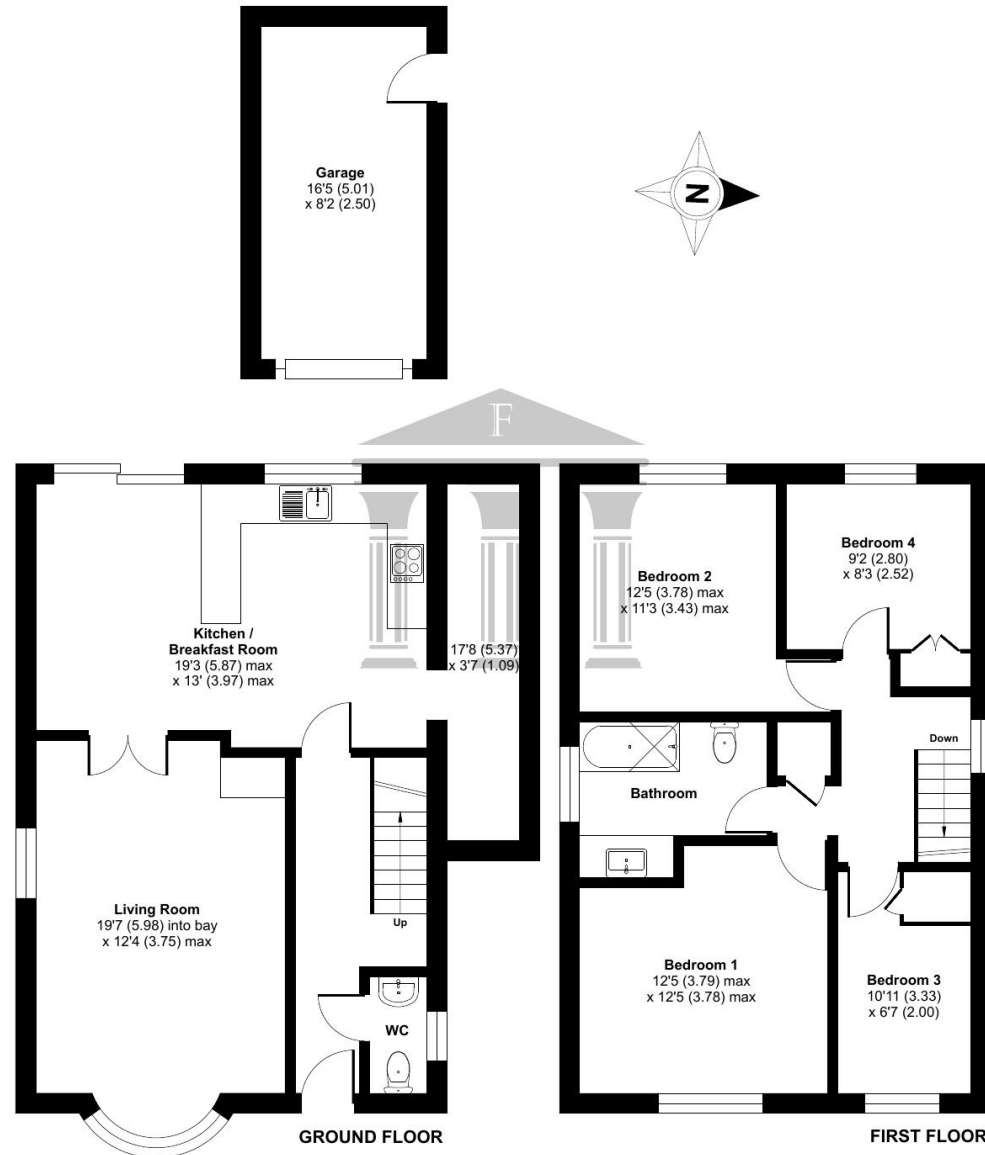
# Trelawn Close, Ottershaw, Chertsey, KT16

Approximate Area = 1251 sq ft / 116.2 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1386 sq ft / 128.7 sq m

For identification only - Not to scale



## Trelawn Close, Ottershaw, Chertsey, Surrey, KT16

- **Four bedroom detached residence in a quiet cul-de-sac**
- **Walking distance to Ottershaw Village & local schools**
- **Impressive open plan kitchen/dining room**
- **Spacious double aspect reception room**
- **Secluded rear garden with direct access to garage**
- **Driveway providing off-street parking**

Situated in a quiet cul-de-sac within walking distance of Ottershaw Village and its local schools, this four bedroom detached residence offers well balanced and versatile accommodation, ideally suited to modern family living. The property enjoys a convenient yet peaceful setting, making it an excellent choice for those seeking both privacy and accessibility. A particular highlight of the location is the pathway situated directly beside the road, providing immediate access into the woodland walks of Ottershaw Chase — perfect for those who enjoy being able to step straight from the house into nature for scenic walks and outdoor recreation.

The ground floor features an impressive open plan kitchen/dining room, forming the heart of the home and providing an ideal space for everyday living and entertaining. This is complemented by a spacious double aspect reception room, filled with natural light, along with a separate utility room and downstairs cloakroom for added convenience. To the first floor, the property offers four sizeable bedrooms, all well proportioned and suitable for family use, guests or home working. These are served by a well appointed family bathroom, completing the internal accommodation.

Externally, the home benefits from a secluded rear garden providing a private outdoor space, with the added advantage of direct access to the garage. To the front, a driveway provides off-street parking, enhancing the practicality of this desirable detached home.

The sought-after village of Ottershaw offers a range of amenities, including charming restaurants, convenient takeaways, a village hall, a garden centre, and everyday convenience stores. For a wider selection of facilities and educational options, the nearby towns of Chertsey, Addlestone, Weybridge, and Woking are easily accessible, offering a variety of schools to choose from. Excellent transportation links enhance the area's connectivity, with Junction 11 of the M25 just 2.5 miles away, providing swift access to the M3, M4, and M40 motorways, as well as the Channel Tunnel and both Heathrow and Gatwick airports. Commuters will appreciate the rail services available from Chertsey, Woking, and West Byfleet, including fast trains to London Waterloo. Moreover, the renowned Foxhills Country Club is a mere mile away, providing recreational opportunities for residents. With esteemed local schools like St George's Junior and Senior, Sir William Perkins, Felton Fleet, Notre Dame, and the ACS Cobham International School, Ottershaw offers a desirable location for families seeking an excellent education for their children.

Council Tax Band F - EPC Rating D - Tenure: Freehold



