



Homes of Distinction

ADDLESTONE

Franklands Drive, Addlestone, Surrey, KT15

*An Outstanding Four-Bedroom Family Residence Combining Luxury,
Space & Modern Family Living.*

Occupying a superb position within a sought-after residential location, this outstanding four-bedroom family residence has been comprehensively renovated and significantly extended by the current owners over the past ten years. Beautifully combining luxury, space and modern family living, every aspect of the home has been thoughtfully designed and meticulously finished to create an exceptional turnkey property ready to be enjoyed from day one.

The property has undergone an extensive programme of refurbishment, including a double-storey side extension and a substantial rear extension, transforming it into a spacious, light-filled home finished to an exceptional standard throughout. No expense has been spared in creating a home that is as practical as it is beautiful, with high-quality craftsmanship and premium finishes evident in every room.

At the heart of the home is a breathtaking open-plan kitchen, dining and family room, flooded with natural light and designed to bring people together. Overlooking the beautifully landscaped rear garden, this impressive space is perfect for entertaining family and friends or enjoying relaxed everyday living. The bespoke kitchen has been thoughtfully designed with an extensive range of integrated appliances, generous storage, premium worktops, a traditional range cooker and ample preparation space, seamlessly flowing into the dining and seating areas to create the true hub of the home. Complementing the open-plan living space is a beautifully appointed lounge/snug featuring a charming log-burning stove, creating a warm and inviting retreat during the colder months. A separate utility room keeps the practicalities of family life neatly tucked away, while the stylish downstairs cloakroom/WC provides additional convenience for both residents and guests. The garage has been intelligently fitted out to create a versatile home gym, complete with bespoke fitted storage cupboards, ensuring every part of the property is utilised to its fullest potential.

Comfort, efficiency and modern technology have been seamlessly integrated throughout. The home benefits from zoned underfloor heating, controlled via a Hive smart heating system, with two independently controlled zones serving the ground floor and a third serving the first floor, allowing personalised comfort throughout the seasons. The property has also undergone a complete rewire and full replumbing and is fitted with a modern, energy-efficient boiler, providing complete peace of mind for future owners. Enhancing both lifestyle and security, smart lighting has been installed throughout the home, allowing lighting scenes and ambience to be controlled at the touch of a button. A professionally installed CCTV security system further complements the property's impressive specification, offering reassurance whether you're at home or away.

The first floor continues the home's exceptional standard, offering four beautifully presented bedrooms. Three are generous double bedrooms, each benefitting from handcrafted fitted wardrobes that maximise both storage and style, while the fourth bedroom provides a child's bedroom. The luxurious principal suite enjoys its own contemporary en-suite shower room with a spacious walk-in shower, while the equally impressive family bathroom features both a full-sized bath and a separate walk-in shower, perfectly suited to modern family living.

Externally, the property is equally impressive. To the front, a generous private driveway comfortably accommodates three vehicles, with space for a fourth if required. To the rear, the professionally landscaped garden provides a private oasis, offering the perfect setting for summer entertaining, children's play or simply relaxing in peaceful surroundings.

This is a rare opportunity to acquire a truly exceptional family home that has been lovingly transformed to an exacting standard. Offering generous proportions, intelligent design, luxury finishes and an outstanding level of specification throughout, this remarkable residence is perfectly equipped for modern family life. Every detail has been carefully considered, creating a home that effortlessly combines elegance, comfort and practicality. Quite simply, it is a property that must be viewed to be fully appreciated.

Council Tax Band: E – EPC Rating: D – Tenure: Freehold



To arrange a viewing or a valuation on your home please contact the
directors Les or Kerri Morales

71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





LOCATION

The location is every bit as appealing as the home itself. Ideally positioned for families, the property is within comfortable walking distance of several highly regarded local schools, making the school run both simple and convenient. A beautiful local park is just a few minutes' walk away, providing an ideal space for children to play, dog walks and outdoor recreation. A popular local pub is within a five-minute stroll, perfect for relaxed evenings or Sunday lunches, while a convenient parade of local shops at the end of the road caters for everyday essentials. This exceptional combination of outstanding amenities and a peaceful residential setting creates a lifestyle that is increasingly sought after by today's families.





ACCOMMODATION & SPECIFICATION

- ❖ Exceptional turnkey family home, renovated and extended to an exacting standard
- ❖ Stunning open-plan kitchen, dining and family room—the perfect heart of the home
- ❖ Cosy lounge/snug with log-burning stove for relaxed evenings
- ❖ Four beautifully presented bedrooms, including a luxurious principal suite
- ❖ Smart technology and zoned underfloor heating for effortless modern living
- ❖ Versatile home gym, utility room and excellent bespoke storage
- ❖ Professionally landscaped rear garden, ideal for entertaining and family enjoyment
- ❖ Perfectly positioned for highly regarded schools



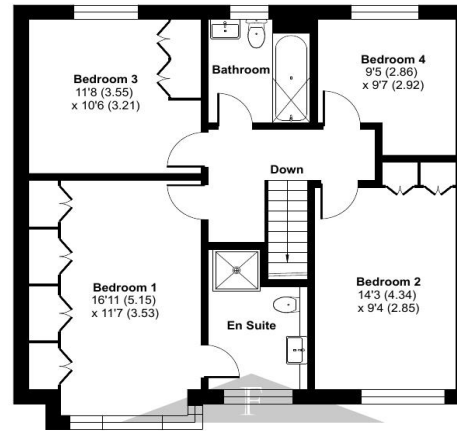
Franklands Drive, Addlestone, KT15

Approximate Area = 1591 sq ft / 147.8 sq m

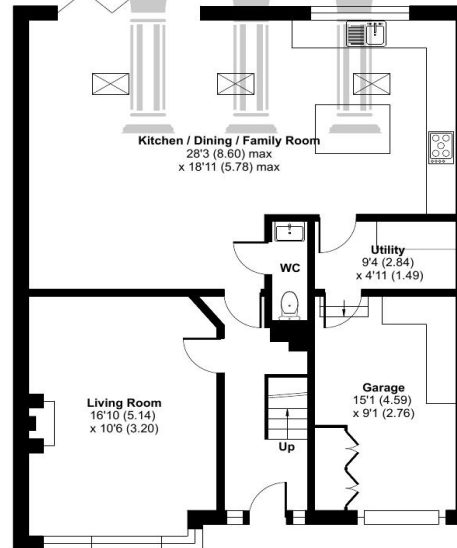
Garage = 140 sq ft / 13 sq m

Total = 1731 sq ft / 160.8 sq m

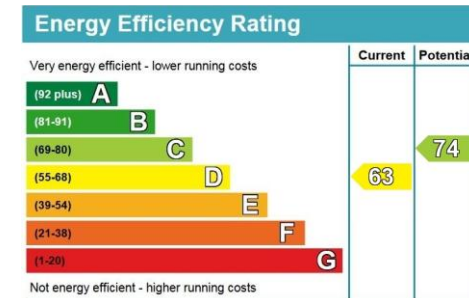
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FIRST FLOOR



GROUND FLOOR





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www.foundationsofwoking.com

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