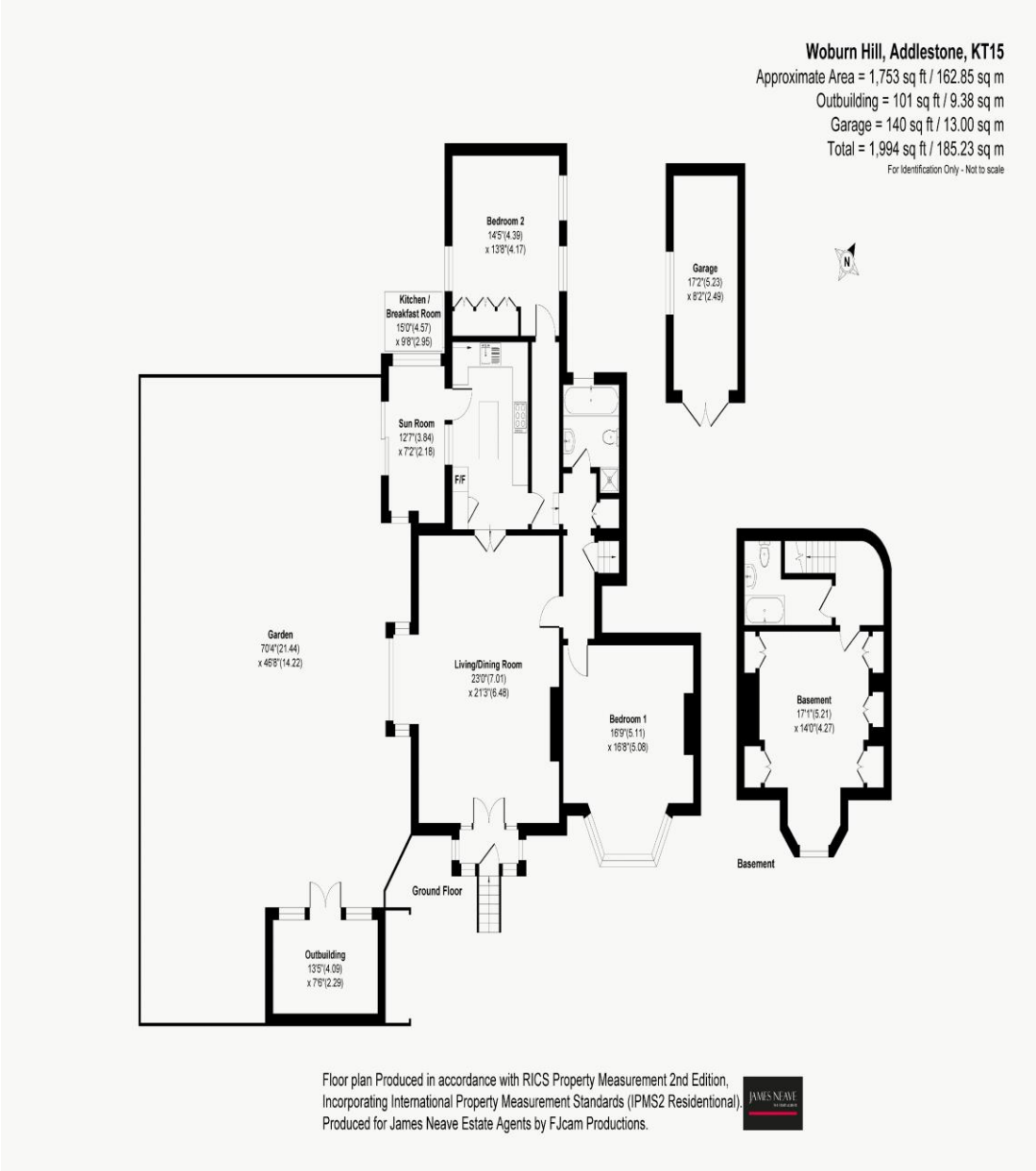
JAMES NEAVE
THE ESTATE AGENTS

Talma Woburn Hill Addlestone Surrey KT15 2QQ

Guide Price £675,000



Talma is an exceptionally rare opportunity to acquire a characterful ground floor garden flat set within a striking Victorian building on Woburn Hill. As one of just three individual residences created within the original historic structure, the home offers the distinct feel and independence of a maisonette alongside the peace of mind provided by a Share of Freehold with no ongoing service charges or ground rent. Approached via its own private driveway, the property provides ample off-street parking for multiple vehicles as well as a private garage. Step outside into the extensive private grounds, where a mature garden space features a charming pergola, summer house, and rich planting, creating an ideal haven for outdoor entertaining and relaxation. Inside, the home spans two floors and delivers an expansive, truly versatile layout. The ground floor opens into an impressive living room defined by semi-vaulted ceilings that enhance the natural light and sense of scale. Flowing seamlessly through the centre of the home, the kitchen connects directly into a sunroom that opens out onto the garden grounds. Two spacious double bedrooms and a well-appointed family bathroom complete the main ground floor level. Descending to the lower level reveals a substantial basement area benefiting from a natural light source. This level houses an additional large double bedroom and a separate bathroom with practical utility space within. Given its impressive size and independent feel, this lower ground floor offers outstanding multi-functional potential, perfect for use as a principal suite, guest quarters, home office, or cinema room depending on your lifestyle requirements. Situated in a highly convenient location in proximity of both Weybridge and Addlestone town centres, the property enjoys excellent connections to local amenities, transport links, and key local landmarks including St George's College, St Peter's Hospital, and Junction 11 of the M25. EPC Rating E.

AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.