



WARRENS END

Rowtown, Surrey KT15



LUXURY FOUR BEDROOM GATED FAMILY HOME

Located just outside Weybridge within an exclusive gated enclave, this beautifully appointed four-bedroom family residence offers a refined Georgian-inspired façade and a peaceful woodland setting.



4 2 2 B

Local Authority: Runnymede Borough Council

Council Tax band: F

Tenure: Freehold



Completed in 2020 and finished to an exceptional specification, the property features underfloor heating to the ground floor and bathrooms, integrated LED lighting, ceiling speakers to principal rooms and full digital network infrastructure, creating a sophisticated yet highly practical living environment. The ground floor is arranged around a large and welcoming entrance hall, from which the flow through the house is both intuitive and beautiful, with elegant double doors opening into each of the reception rooms before leading through to the impressive open-plan kitchen, dining and living space. The bespoke shaker-style kitchen is centred around a substantial island and incorporates granite work surfaces, a full range of integrated Bosch and Neff appliances, five-ring gas range cooker, wine cooler, full-height fridge freezer and instant hot water tap. Bi-folding doors open seamlessly onto the landscaped rear garden, providing excellent flow for both entertaining and everyday family life. A separate utility room and guest cloakroom complete the accommodation.











To the first floor, the principal bedroom suite enjoys fitted wardrobes and a contemporary en-suite shower room featuring a walk-in double shower. There are two further double bedrooms with fitted storage, a fourth bedroom and a stylish family bathroom with both bath and walk-in double shower.

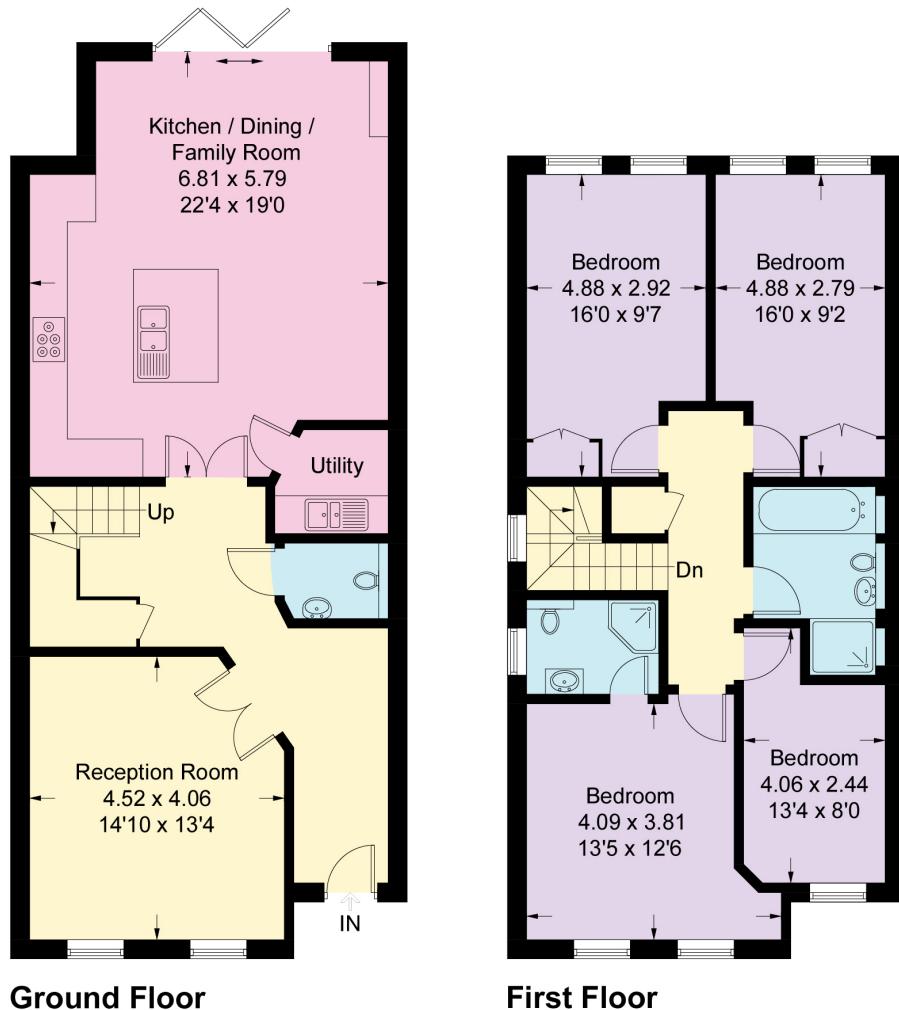
Outside, the private rear garden offers a patio terrace, lawn and summer house, creating an attractive and low-maintenance outdoor space. To the front, the house benefits from driveway parking for approximately three vehicles and access via secure electric gates with video entry system.

The setting combines tranquillity with excellent connectivity, with Weybridge a short drive away, alongside easy access to West Byfleet and Guildford, mainline stations providing fast services into London, and convenient access to the M25, M3 and A3. The area is particularly well served by highly regarded schools including Feltonfleet, Sir William Perkins, St George's College and ACS Cobham International School. In addition, The Holy Family Catholic Primary School is located within walking distance, making this an excellent home for family life.



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Approximate Gross Internal Area = 149.1 sq m / 1605 sq ft



Approximate Gross Internal Area = 149.11 sq m / 1,605 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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