



Wey Meadows, Weybridge, KT13



Description:

A unique opportunity to acquire this delightful detached riverside home quietly tucked away in a tree lined private lane within an easy stroll of Weybridge High Street and enjoying the most picturesque surroundings. The property has been recently remodelled and refurbished by the current owner to a high specification to offer an extremely impressive one bedroom riverside home.

The living room is open plan to the kitchen which has been fitted with top of the range Bosch appliances and enjoys stunning views over the garden and down to the river. The bedroom also enjoys the garden views and an ensuite fitted with a shower cubicle with massaging jets and rain head. There is a separate utility room and a second shower room also fitted with a top of the range shower cubicle and fittings.

The detached studio in the grounds which is currently used as an office however could be used for guest accommodation or a gym and fitted with an Opti-flame electric fire.

Both the studio and property have been recently clad with attractive maintenance-free composite panels and also benefit from air conditioning units which also provide heat.

The property is raised and surrounded by recently fitted decking over two tier levels, with steps down the gardens.





The extensive gardens are surrounded by high shrub borders and laid to lawn down to the river with mooring for a small boat.

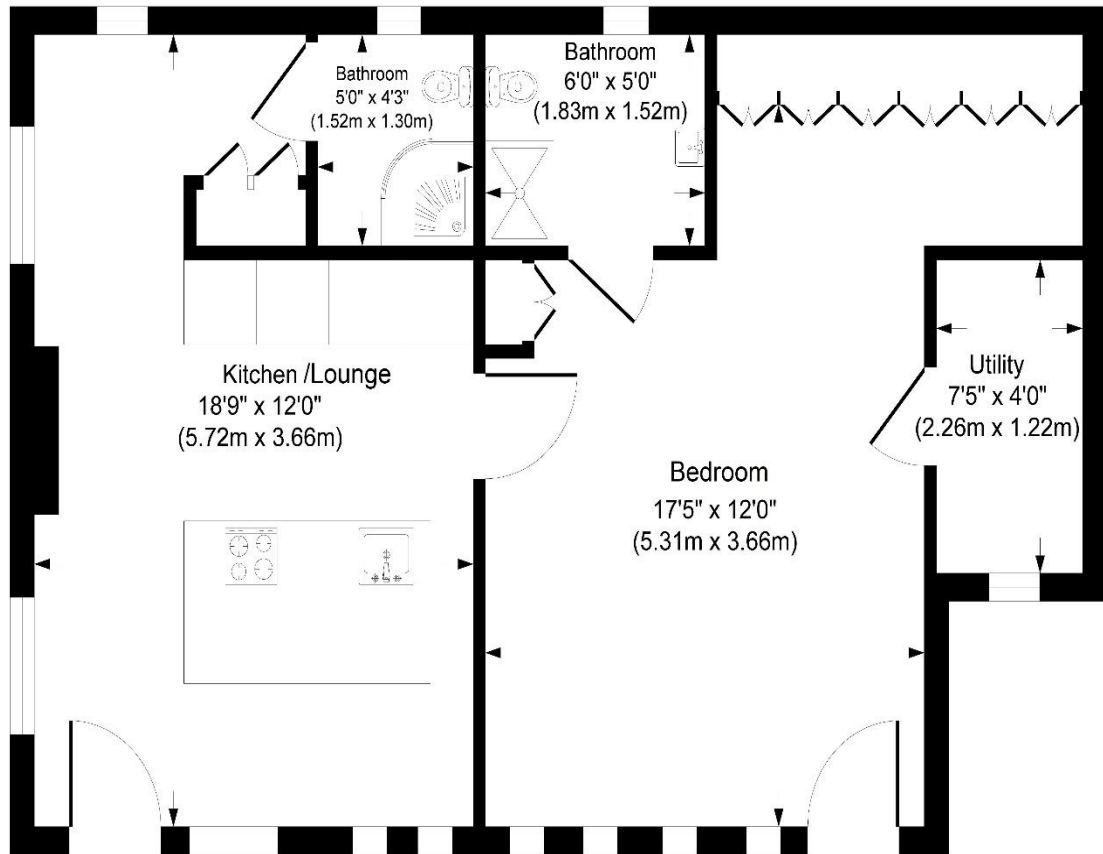
To the front of the property there is a large, gravelled driveway providing parking for numerous vehicles and newly fitted maintenance-free composite fence panels.

Weybridge Town Centre is within easy access with its variety of shops, trades, wine bars, restaurants and pubs. The railway station serves London Waterloo with a frequent service.

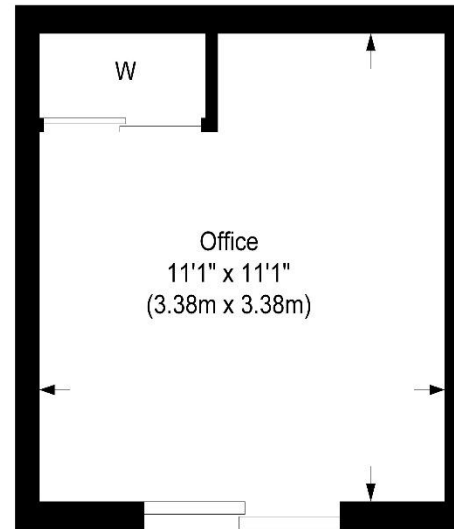




**Approximate Gross Internal Area
634 sq ft - 59 sq m**



Ground Floor



Outbuilding

Although every attempt has been made to ensure accuracy, all measurements are approximate.

This floorplan is for illustrative purposes only and not to scale.

Measured in accordance with RICS Standards.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

INFORMATION

TENURE: Freehold
COUNCIL TAX: C
COUNCIL: Elmbridge Borough Council
EPC: F
PRICE: £699,950

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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