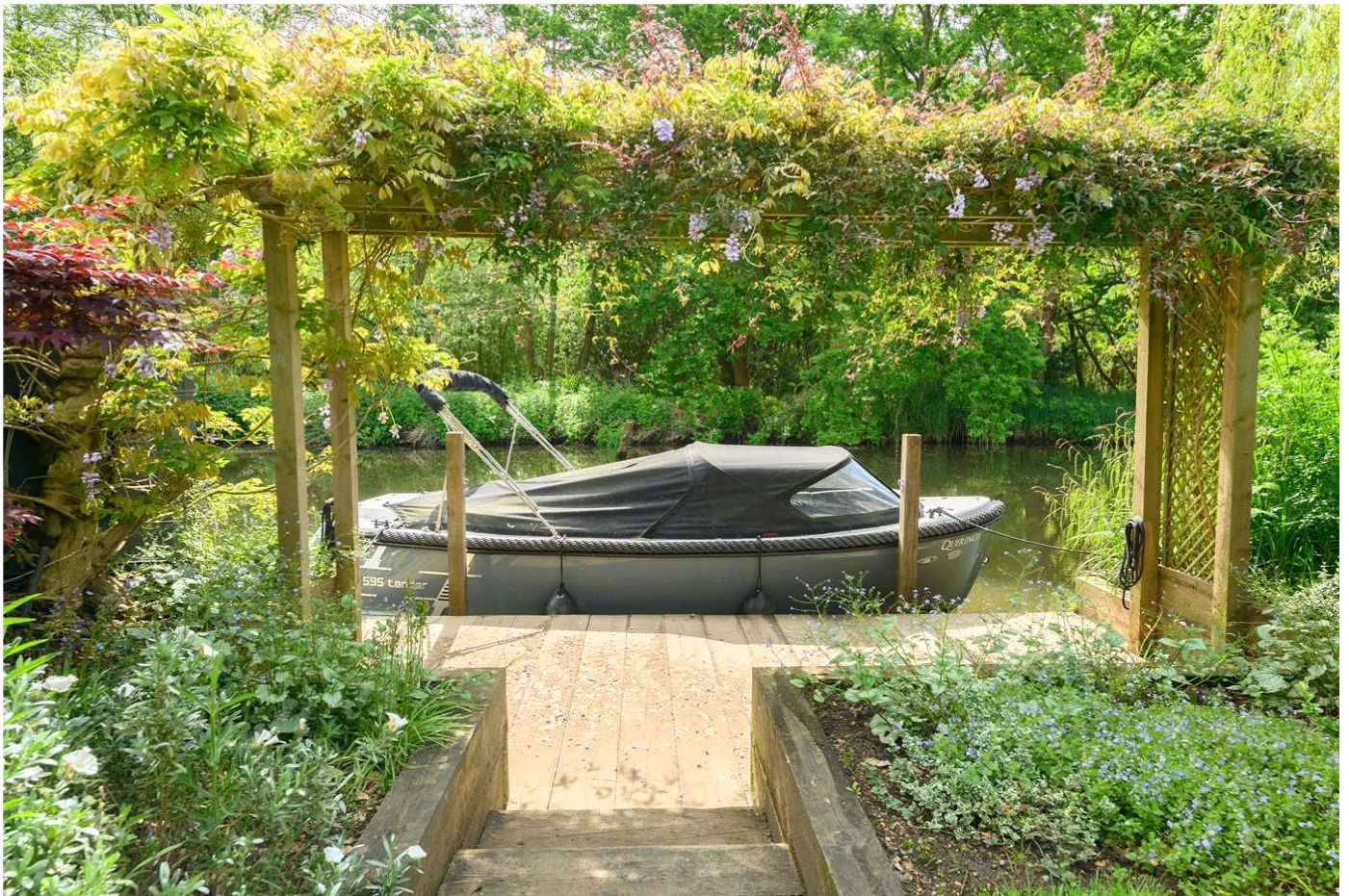




By the Wey, Wey Meadows, Weybridge, Surrey, KT13 8XY

Asking Price £1,350,000 Freehold

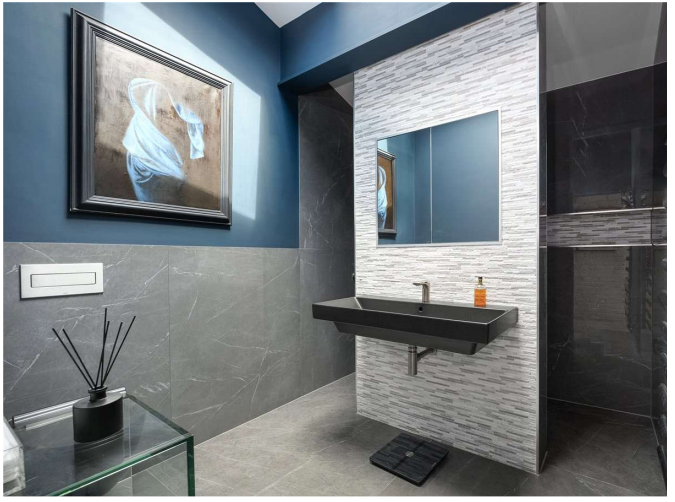
Set behind private gates, this unique waterfront property is accessed via a private driveway and has been extended and remodelled to a very high standard.



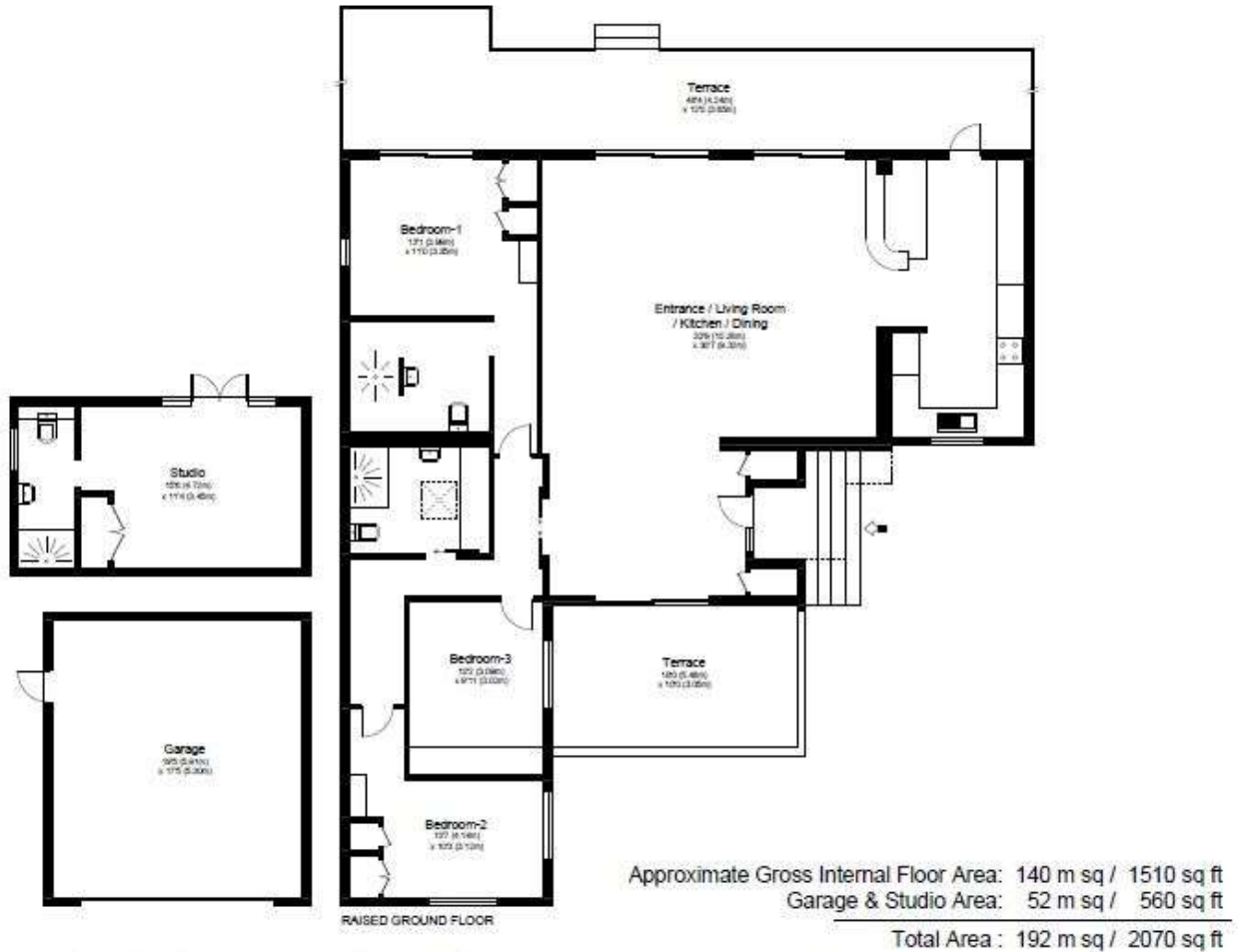
DESCRIPTION

Set behind private gates, this unique waterfront property is accessed via a driveway and has been extended and remodelled to a very high standard. Situated on one level of contemporary living and entertaining space; the main house has 3 bedrooms, 2 reception rooms and 3 bathrooms (one of which is in the studio) with superb views as it faces directly out onto the River Wey. Each room has been designed to absorb as much light as possible with large windows, external views and it is decorated in modern, neutral colours. In addition to the main house there is a separate double garage and a private wellness studio which could also be used as a home office. The front garden has been landscaped with mediterranean plants and has a driveway that leads up to the main house. At the back of the house there is a terrace for al fresco entertainment and a pretty garden that leads directly down to 20 meters of river frontage and a mooring. This is a truly beautiful home has been thoughtfully redesigned with no attention to detail spared.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	54	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



BY THE WEY, WEY MEADOWS WEYBRIDGE, KT13



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

COUNCIL TAX E
LOCAL AUTHORITY Runnymede -
Stamp duty £76250

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