

RIVERHOMES

Wey Meadows
Weybridge KT13

£1,200,000
Freehold

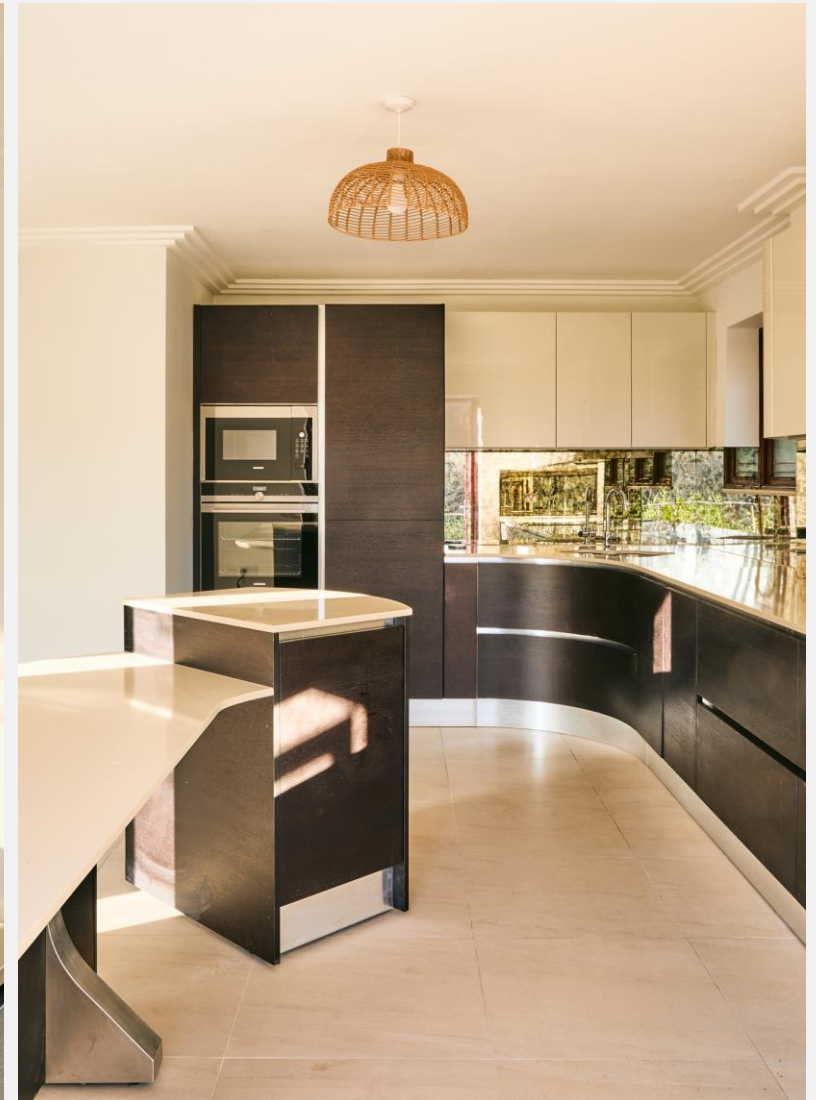


**Wey Meadows
Weybridge KT13**

RiverHomes is delighted to bring to market this characterful chalet-style family home in a unique and tranquil setting on the banks of the River Wey. Sitting in the middle of a large plot of land with mooring potential for a vessel, the property is extremely versatile and provides for bountiful configuration opportunities. Approached from a private driveway, raised up from ground level and not overlooked, the property currently provides on the ground floor; two double bedrooms, family shower room, office area leading onto large living room, and modern kitchen with

French doors leading onto an entertainment deck all overlooking the river. Upstairs is the third bedroom with en suite bathroom. The property also benefits from a garage, a garden shed and an outside toilet.





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The property is located on a private leafy lane that runs alongside the River Wey. It is only moments from the vibrant town centre of Weybridge, with its great shops, restaurants and coffee bars. Weybridge National Rail station provides direct links to central London. This property must be seen to fully appreciate its uniqueness.

EPC Rating F

Council Tax Band E

Land is subject to rights of access to the River Wey in favour of the Surrey County Council.

KEY FEATURES

Chalet style family home

Three bedrooms

Two bathrooms

Private driveway

Garage

Shed

Outside toilet

River garden

KEY INFORMATION

Local authority: Runnymede

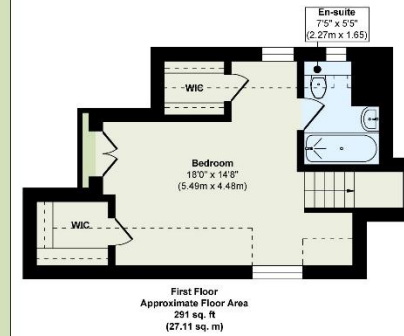
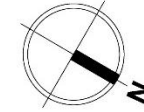
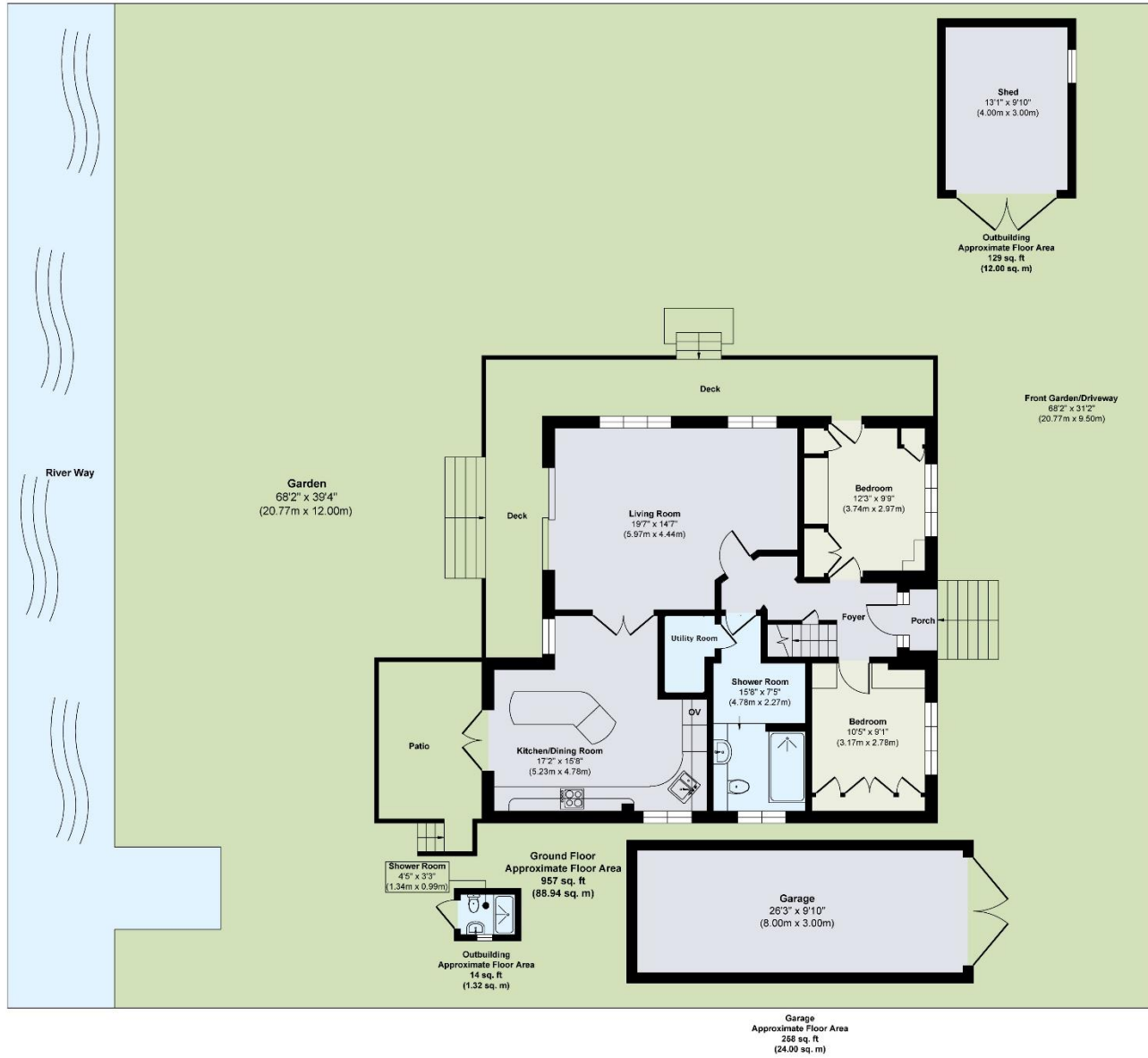
Internal area: 1,649 sq. ft. /153.37 sq. m.

No. of bedrooms: 3

Council tax band: E

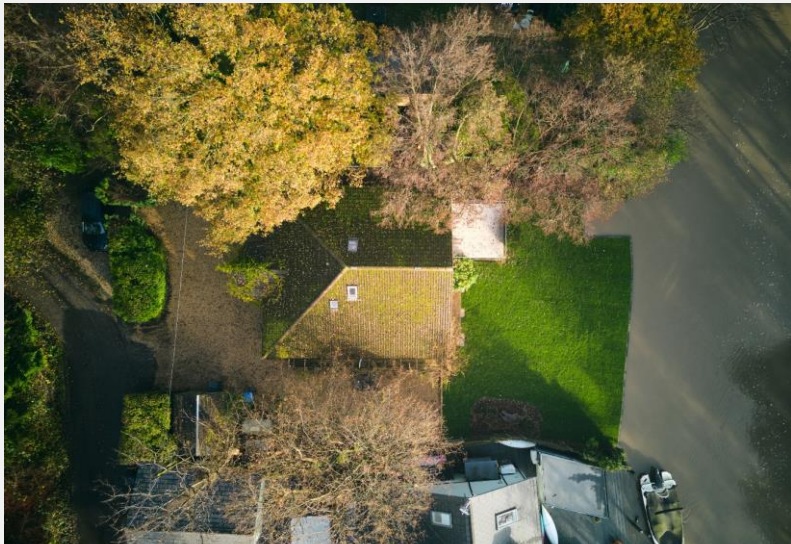






ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 65 D |
| 39-54 | E | | |
| 21-38 | F | 34 F | |
| 1-20 | G | | |



RIVERHOMES

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