



63 Weymede, Byfleet, KT14 7DQ

Price Guide £437,500

- Three bedroom family home
- Garage in a block
- Situated in the most idyllic location of Weymede
- Gas central heating

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One of the standout features of this home is its stunning views of the surrounding woodland, which create a serene backdrop and enhance the overall appeal of the property. The natural beauty of the area invites outdoor activities and leisurely strolls, making it an ideal location for families and nature enthusiasts alike.

Weymede is known for its idyllic setting, offering a peaceful atmosphere while still being conveniently located near local amenities and transport links. This property presents a wonderful opportunity for those looking to settle in a charming community, surrounded by nature yet close to the conveniences of everyday life.

In summary, this three-bedroom house in Weymede is a perfect family home, combining comfort, scenic views, and a desirable location. It is a must-see for anyone looking to embrace a serene lifestyle in a beautiful part of Byfleet.



Council Tax Band: D



Entrance

White UPVC front door with obscured glass side panelled windows, central ceiling light, tiled floor and double built in mirrored wardrobe. Wooden door with glass panels leading to the lounge.

Lounge

Spacious lounge benefitting from floor to ceiling double glazed windows allowing an abundance of natural light. Engineered wood flooring, vertical radiators, central ceiling light, under stairs cupboard with fuse board and open plan to the dining area/kitchen.

Dining area

Light and bright dining area with a full width double glazed patio door leading to the garden. Engineered wood flooring, vertical radiator, central ceiling light and ample space for a dining table and chairs. Opening to the kitchen.

Kitchen

Leading off the dining room, this well designed kitchen benefits from cream eye and base level cupboards with built in lights, drawers and black formica worktop. Four burner gas hob, electric oven and space for a washing machine, dishwasher, tumble dryer and tall fridge/freezer. Vinyl flooring, down lights and Potterton boiler discreetly positioned in a built in cupboard. Corner stainless steel sink and drainer, floor to ceiling double glazed door leading to the garden, further side panel window and breakfast bar with formica worktop.

Stairs and landing

Carpeted staircase leading to the first floor and landing, built in cupboard housing the water tank and further storage, down lights and doors to the bedrooms and bathroom.

Master bedroom

Situated at the front of the property with two large double glazed windows, tall ceilings, carpet, wall of built in wardrobes and ceiling light.

Bedroom two

Large double bedroom with tall ceilings, carpet, radiator and a double glazed window overlooking the rear garden and the rural leafy outlook.

Bedroom three

Single bedroom situated at the rear of the property with double glazed window, carpet and stairs to office/store room with fan windows.

Bathroom

Well presented white bathroom suite comprising of a P shape bath with central mixer tap, thermostatic shower and curved screen, hand basin built into a vanity unit and low level toilet. Part tiled walls, towel rail, vaulted ceiling with windows, wall light and tiled floor.

Garden

Porcelain tiled patio with a brick built storage shed, mostly laid to lawn with flower beds and rear gate.

Garage

Single garage in a block with up and over door.

Weymede

Weymede is situated on the border where Byfleet morphs into Weybridge and set in 15 acres of private, fully enclosed landscaped gardens featuring a wide variety of mature trees and shrubs. The estate benefits from its own totally private frontage to the river Wey with private fishing rights and is perfectly situated for Weybridge or New Haw stations, Mercedes Benz World, Brooklands museum/shopping and fine local schools. The unique environment of Weymede is protected by legal covenants administered by a committee of volunteer residents.

It is, in short, one of Surrey's best kept secrets

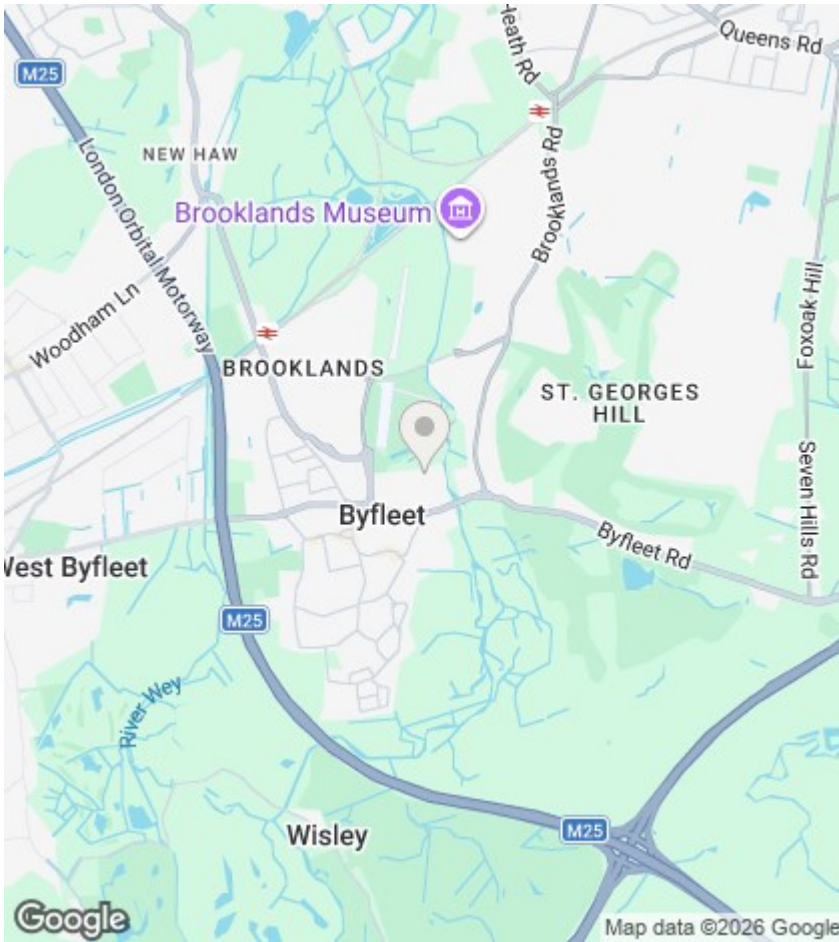
Living at Weymede

Weymede however in common with most Span estates genuinely does just what it says in the blurb. It shatters the dominance of the road and car and brings the garden closer to each home by "placing landscape first, landscape second and landscape last".

For more information on Weymede please speak to one of our staff or you can find much more on www.weymede.co.uk, where you will also see the "Grand Designs Magazine" article in 2005.







Directions

Parvis Rd. Head east on Parvis Rd/A245 towards Queens Ave Go through 2 roundabouts. At the roundabout, take the 2nd exit and stay on Parvis Rd/A245. Turn left onto Green Ln. Turn right onto Weymede.

Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

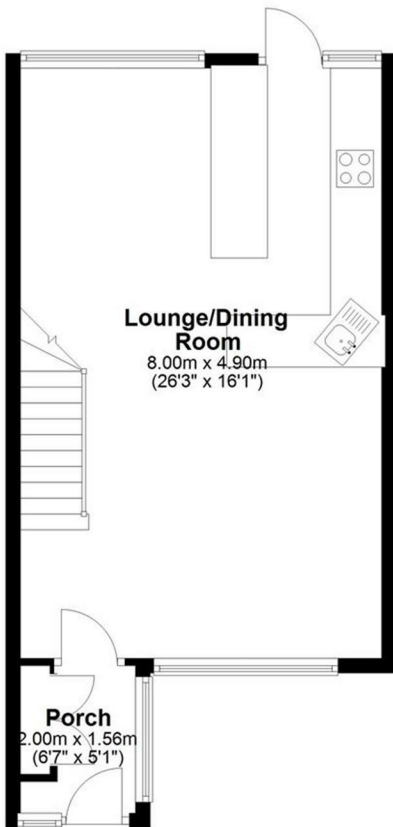
EPC Rating:

D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 76 |
| (55-68) D | | 62 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

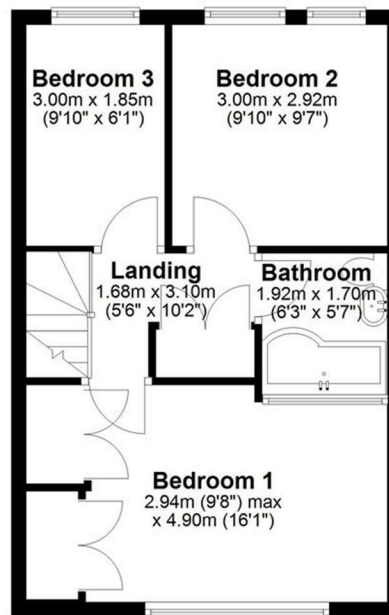
Ground Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



First Floor

Approx. 38.3 sq. metres (411.9 sq. feet)



Second Floor

Approx. 4.3 sq. metres (46.2 sq. feet)

