



Yaffle Road
WEYBRIDGE, KT13

yooodle®
Success and nothing less



An imposing Grade II listed five bedroom residence which has been completely refurbished and remodelled in recent years to create a beautiful family home with all modern conveniences whilst still retaining its period features and charm. It also benefits from a brand new three bedroom lodge. Situated in the prestigious St Georges Hill, a gated private estate with over 900 acres including an eighteen hole golf course, two nine hole golf courses, a gym, swimming pool and a private tennis and squash club.

Situated at the end of a cul-de-sac behind electric gates and occupies a beautiful site of approximately an acre with beautiful views from each room. A tranquil setting but within easy reach of the amenities of Weybridge as well as the mainline station.

To the main house, lower ground floor consists of an integral garage, a store room, a wine cellar and a pantry. The ground floor accommodation includes a reception hall, downstairs wc, large utility room, a state of the art kitchen with central island, open plan to a dining area and living area with a feature fireplace. There is also a further drawing room with a snug off. To the first floor there is an extremely large master bedroom, with a dressing room and a contemporary en-suite bathroom with a shower and bath, a further double bedroom and a family bathroom. To the second floor there are two further double bedrooms, a further bathroom and a further room which would suit as a study or a small bedroom. The newly constructed lodge is completely separate and offers a large open plan living/dining/kitchen area with a breakfast bar, log burner and bi-folding doors to the a patio area overlooking the garden. There is also a wc to the ground floor and access to the double garage. Upstairs there are two double bedrooms, a further smaller bedroom/dressing room and a bathroom. This additional accommodation would be ideal as guest accommodation, for grown up children or nanny. Offered unfurnished and available 20th July.

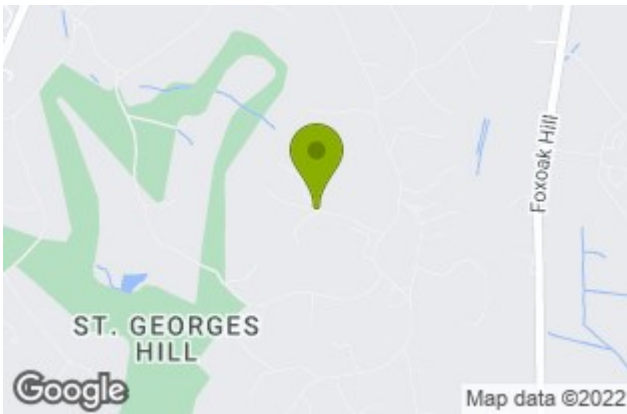


YAFFLE ROAD, WEYBRIDGE, KT13 0QF
£11,500 PER MONTH

Local Authority:
Council Tax Band:
Furniture: Unfurnished
Parking:
Available Date: 20th July 2022

TOTAL APPROX. FLOOR AREA sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	
(81-91) B		(92 plus) A	
(69-80) C		(81-91) B	
(55-68) D		(69-80) C	
(39-54) E		(55-68) D	
(21-38) F		(39-54) E	
(1-20) G		(21-38) F	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



Yaffle Road KT13
Approximate Gross Internal Floor Area = 613.7 sq m / 6607 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

DAKOTA DE HAVILLAND DRIVE, WEYBRIDGE, SURREY, KT13 0YP

01932 212 880

hello@yoodle.co.uk

yoodle.co.uk

