



Hamm Court
WEYBRIDGE, KT13

yoodle®
Success and nothing less



A beautiful riverside family home situated in the sought after Hamm Court private estate with a stunning outlook across the River Thames. This unique family home really is a lifestyle choice as offers well thought out accommodation that has been carefully designed to maximise natural light and riverside views and that is ideal for modern family room as the downstairs is open plan and free flowing and all bedrooms are generous sizes with two having en suite bathrooms.

Occupying an impressive site with panoramic views from the rear of the house across the River Thames, the property takes full advantage of its enviable position with bi folding doors from both the living room and open plan kitchen/dining room onto a riverside terrace and both rear facing bedrooms upstairs have balconies/Juliet balconies overlooking the Thames.

Accommodation comprises a large reception hall with extensive fitted cupboards, a large living room with feature fireplace and bifold doors to the rear terrace overlooking the river. It leads to the large dining kitchen with breakfast bar and also with bi folds directly out to the terrace. There is also a further reception room to the front with two sets of double doors making the most of the beautifully manicured front garden. A utility room and DWC complete the ground floor. To the first floor there are four large double bedrooms, two of which have luxury en suite bathrooms and a further family bathroom and three of which have balconies.

Externally the property boasts beautifully manicured gardens to the front which are private and secluded. There is also extensive driveway parking and a storage shed. To the rear has a large terrace that spans the width of the property with a lawned area leading to a double mooring on the banks of the river. For water travel, Shepperton lock is within easy reach to the right and Chertsey Lock is just a short journey to the left.

Offered unfurnished and available immediately. VIEWING RECOMMENDED!



HAMM COURT, WEYBRIDGE, KT13 8YD

£8,000 PER MONTH

Local Authority:

Council Tax Band: G

Furniture: Unfurnished

Parking:

Available Date: 7th September 2023

TOTAL APPROX. FLOOR AREA 3353.00 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			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

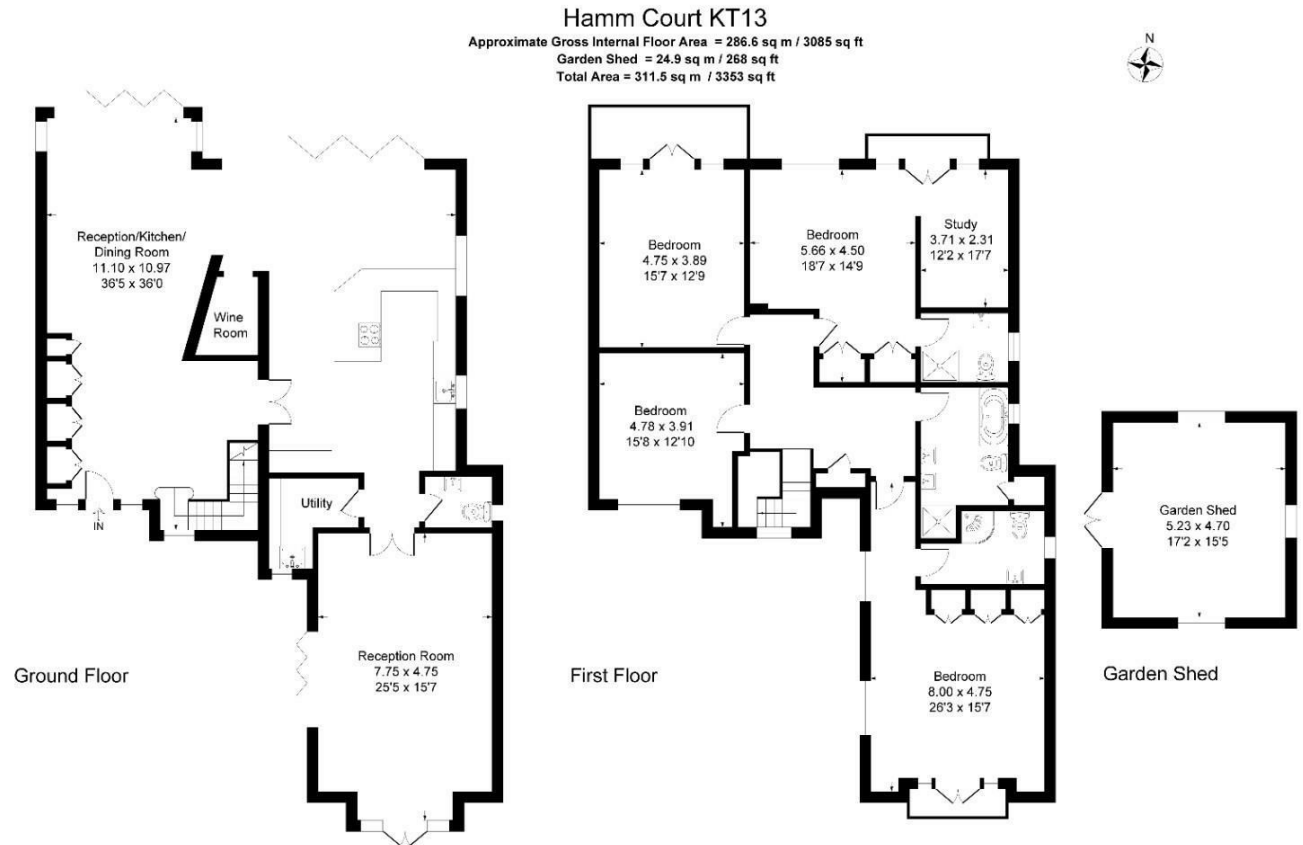
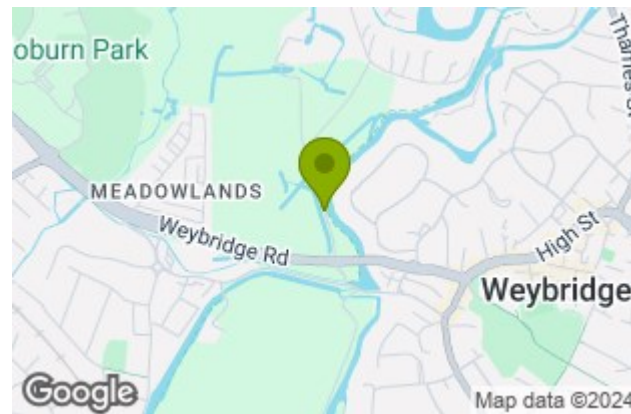


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing: Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

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