



Caenshill Place
WEYBRIDGE, KT13

yoodle®
Success and nothing less

An imposing six bedroom family home situated in a private gated development within a short walk of the station.



An imposing five bedroom family home which is situated in a small private gated enclave of just seven houses which is conveniently located within walking distance of Weybridge mainline station.

Downstairs comprises a modern open plan kitchen with a breakfast bar and access to the conservatory which enjoys a beautiful outlook over the garden, a drawing room, dining room, study and downstairs wc.

To the first floor there are three large bedrooms, two of which are en-suite, a family bathroom and dressing room. The second floor offers two further double bedrooms, one with an en-suite shower room and storage. This floor would be ideal for an au pair/live in nanny or teenager.

Externally there is a large mature rear garden with a patio area and a driveway parking to the front for multiple cars as well as a double garage.

The train station is within a short walk as there is a pedestrian cut through. It is ideally located several reputable state schools such as Heathside and many of the popular private schools are within easy reach such as St George's in Weybridge, Notre Dame and ACS Cobham, The A3 and M25 are within easy reach. Weybridge town centre has a variety of shops, bars and restaurants and there is plenty of open green space and riverside walks nearby. Available end August.



CAENSHILL PLACE, WEYBRIDGE, KT13 0SQ

£5,750 PER MONTH

Local Authority:

Council Tax Band:

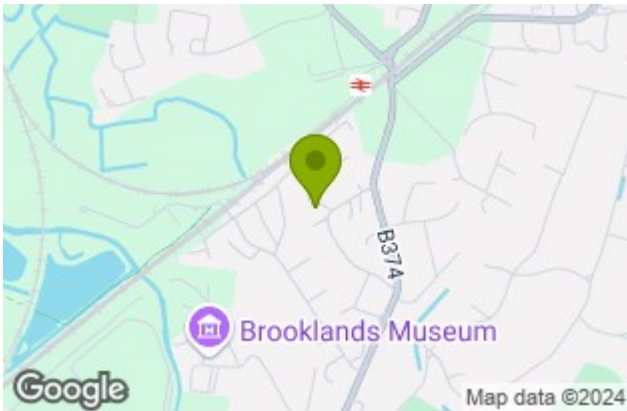
Furniture: Unfurnished

Parking:

Available Date: 27th August 2024

TOTAL APPROX. FLOOR AREA 3026.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
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	



Caenshill Place KT13
 Approximate Gross Internal Floor Area = 281.0 sq m / 3026 sq ft
 Garage Area = 36.0 sq m / 383 sq ft
 Total Area = 317.0 sq m / 3409 sq ft

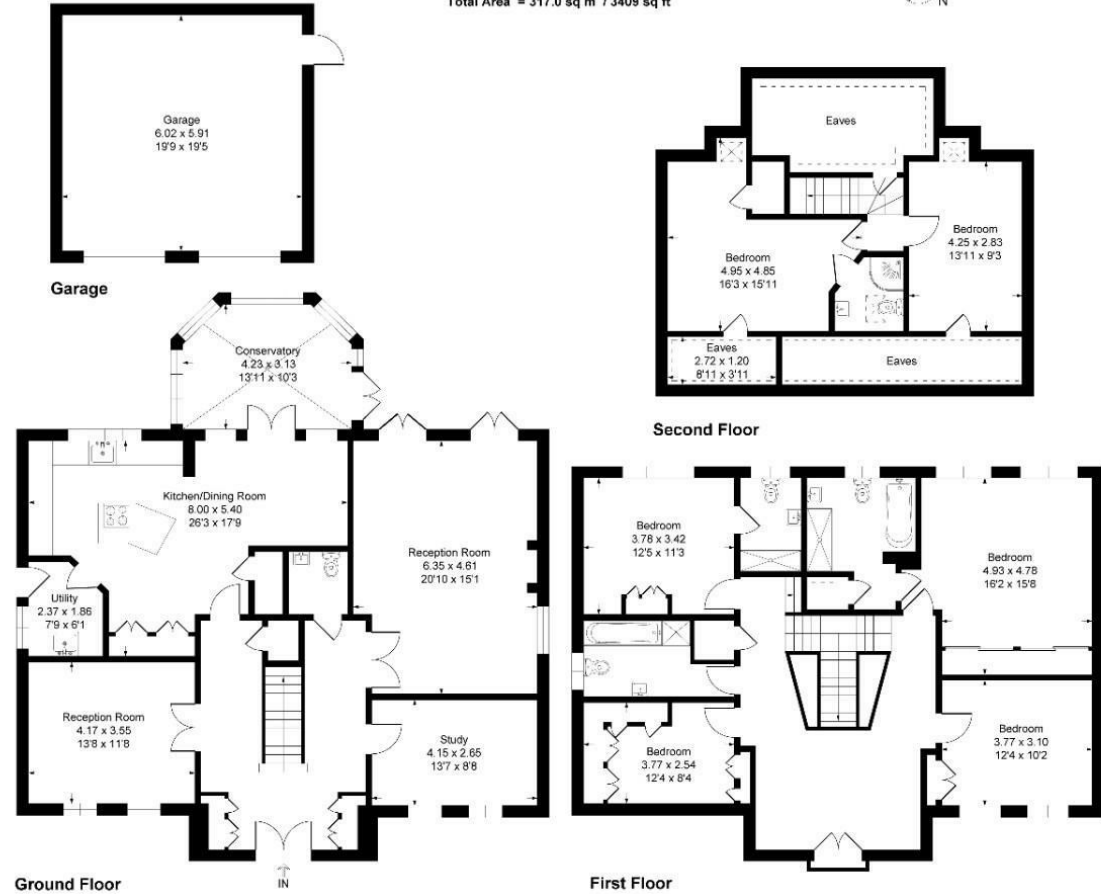


Illustration for identification purposes only, measurements are approximate, not to scale.

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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