

CHURCH ROAD

ADDLESTONE • SURREY

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CHURCH ROAD, ADDLESTONE, SURREY, KT15 1SE

We are delighted to present Surrey Cottage, where a charming cottage frontage conceals a surprisingly spacious family home.

Offering five bedrooms, five bathrooms and three reception rooms across 2,663 sq ft, set within a quarter-acre plot, the house combines period charm and original features with contemporary elegance.

Tastefully renovated throughout, it provides a stylish yet welcoming home perfectly suited to modern family life.

Approached via electric gates, the property immediately impresses with its generous driveway, providing ample parking for multiple vehicles and an appealing sense of privacy and exclusivity.

On the ground floor, the front door opens into a charming hallway, rich in period detailing and featuring the original staircase. To the front, a versatile reception room offers an ideal sitting room or home office, while a convenient shower room and WC, together with a practical cloaks cupboard for coats and boots, add everyday functionality.

To the rear, an impressive open-plan kitchen, dining and family room forms the heart of the home. Its six-metre sliding glass doors open directly onto the limestone patio, creating a seamless connection between indoor and outdoor living. A separate utility area adds practicality, while a further reception room, also opening onto the patio, provides an additional elegant retreat. A further bedroom and bathroom complete the ground-floor accommodation, offering flexibility for guests, extended family or those seeking single-level living.

The first floor continues to impress offering four well-proportioned bedrooms, two with stylish en-suites, complemented by a family bathroom. Generous storage throughout further enhances the home's considered and practical layout.

Outside, the private, mature garden provides a wonderful setting for relaxing, entertaining and al fresco dining, offering a natural extension of the living space.



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ACCOMMODATION & SPECIFICATION

5 | 5 | EPC rating D | 2663 sq ft | Addlestone 0.7 mile












BREAD











LOCATION

A superb balance of character, space and contemporary comfort, Surrey Cottage is ideally positioned within walking distance of Addlestone town centre, with its shops, restaurants, cinema and railway station. The area is well served by both state and independent schools, including Salesian School, St George's College, Sir William Perkins's and ACS Cobham. Junction 11 of the M25 gives easy access to the M3, M4 and A3, with both Heathrow and Gatwick airports within easy reach. Nearby Weybridge station offers fast services to London Waterloo in approximately 30 minutes, making this an excellent location for both families and commuters.




BATH







Approximate Gross Internal Area 2663 sq ft - 247 sq m
(Excluding Garage)
Ground Floor Area 1648 sq ft – 153 sq m
First Floor Area 1015 sq ft – 94 sq m
Garage Area 151 sq ft – 14 sq m



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