

Seymours

# Botleys Road, Ottershaw, Chertsey, Surrey

## £650,000 OIEO

## Property details

- 3 bedrooms
- 2 baths
- EPC Rating B
- 1430 sq. ft
- Chertsey 1.21 miles
- Built 2023
- En-Suite
- Modern Kitchen/Diner
- Skylights
- Downstairs WC
- Private Garden
- Garage
- Block Paved Driveway
- Side Gate Access
- Village Location
- Move-In Ready

A beautifully presented three-bedroom home built in 2023, offering bright, modern living in the sought-after village of Ottershaw. The property benefits from excellent kerb appeal with a block paved driveway providing off-street parking alongside a private garage. A side gate offers convenient access to the rear garden. Inside, the home has been designed with light and space in mind. To the rear, a bright and airy kitchen/diner features contemporary white units, skylights, and doors opening directly onto the garden, creating an ideal space for both everyday living and entertaining. There is also a downstairs WC for added convenience. A further spacious reception room enjoys light décor and dual-aspect windows, allowing natural light to flood the space. Upstairs, the property offers three well-proportioned bedrooms, including a generous primary bedroom with an en-suite shower room. The remaining bedrooms are served by the main family bathroom. Outside, the private rear garden provides a pleasant outdoor space for relaxing or entertaining. This attractive modern home combines contemporary design and a practical layout making it an ideal choice for families, professionals or those looking to move into a recently built property in a desirable Surrey village.

**Transport Links**
Chertsey 1.21 miles
Virginia Water 2.04 miles
Addlestone 2.17 miles
Longcross 2.7 miles

**Schooling Facilities**
**Primary**
Ottershaw CofE Junior School
Pyrcroft Grange Primary School
St Paul's CofE Primary School

**Secondary**
Salesian School, Chertsey
Sir William Perkins's School
Jubilee High School

**Council tax band:** F
**Local authority:** Runnymede
**Tenure:** Freehold

**Viewings**
By appointment only
01932 846898 / sales@seymoursaddlestone.co.uk

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves as to the correctness of the information given.



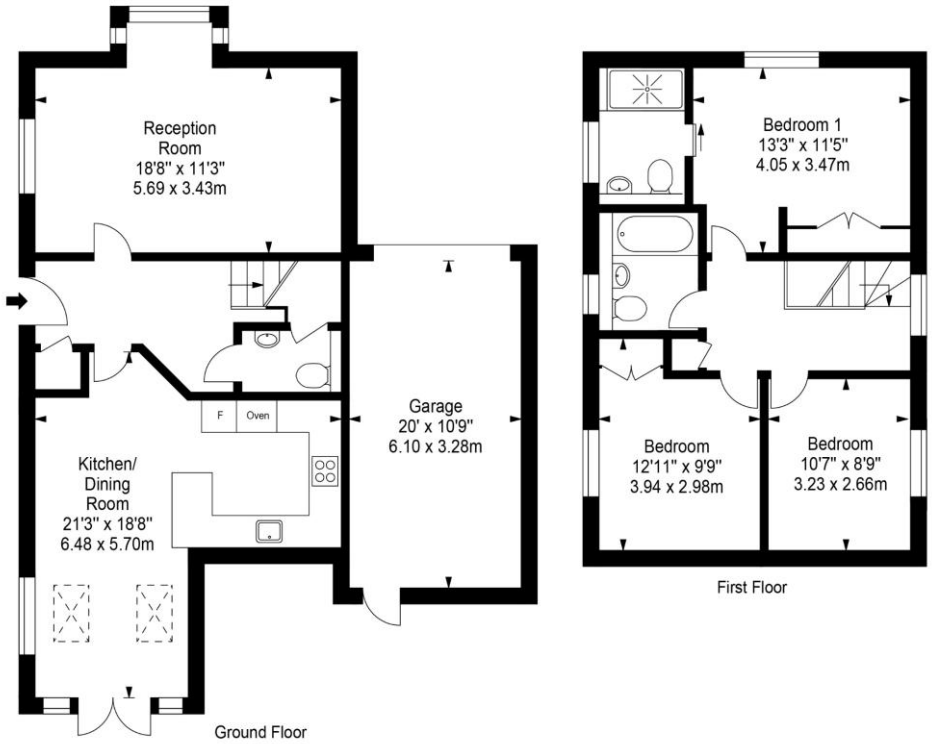






## Floorplan

Approx. Gross Internal Area 1,430 sq ft - 132.88 sq m
For identification only - Not to scale
(Including Garage)




Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.







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