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CHAWORTH CLOSE

OTTERSHAW • CHERTSEY

Chaworth Close
Ottershaw, Chertsey, Surrey, KT16 0LS

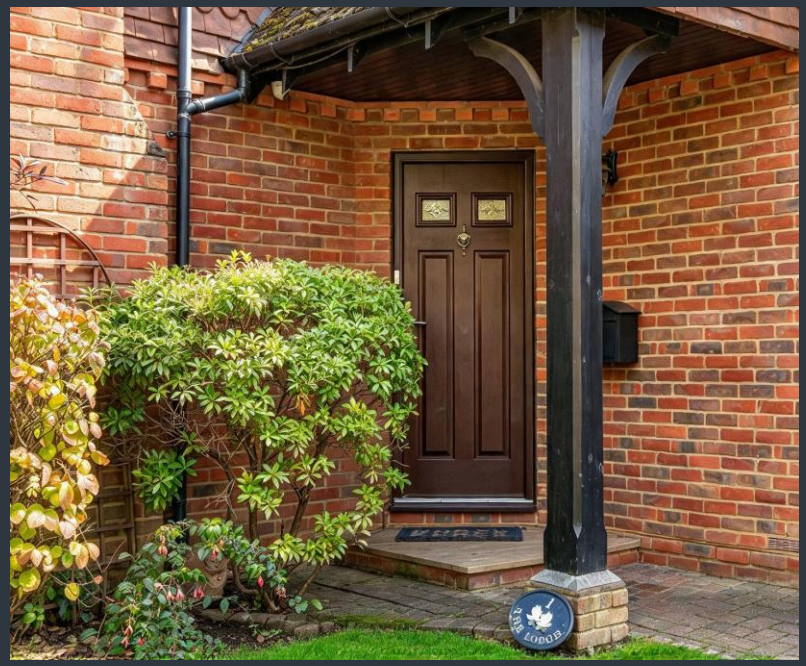
An excellent opportunity to acquire a beautifully presented three-bedroom, two-bathroom family home, situated within a quiet cul-de-sac in the sought-after village of Ottershaw. The property enjoys a pleasant position and benefits from a particularly attractive southerly-facing rear garden.

The accommodation has been thoughtfully arranged to provide comfortable and versatile living space, with two reception rooms, one of which is ideally suited for use as a formal dining room. The kitchen provides a practical and welcoming space, with the added benefit of a separate utility room conveniently located just off the kitchen.

The ground floor accommodation is complemented by a spacious main reception room, offering an ideal setting for relaxing and entertaining, while the second reception room provides an excellent space for family dining and entertaining guests. The layout offers a lovely balance of open and separate living areas to suit modern family life.

Upstairs, the property offers three well-proportioned bedrooms, providing comfortable accommodation for the family. The principal bedroom benefits from its own en-suite facilities, while the remaining bedrooms are served by a family bathroom, completing the first-floor accommodation.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking. The rear garden is a particular feature, enjoying a southerly aspect, creating a private and peaceful outdoor space. Predominantly laid to lawn, the garden also offers a patio area, ideal for outdoor dining, entertaining and enjoying the warmer months.



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ACCOMMODATION & SPECIFICATION

3 | 2 | EPC rating C | 1685 sq ft | West Byfleet 2.2 mile




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LOCATION

The property is ideally positioned within the popular village of Ottershaw, approximately half a mile from local shops and transport links. The area is particularly well regarded for its excellent selection of schools, including St George's Junior and Senior Schools, Sir William Perkins's School, Feltonfleet, Notre Dame and ACS Cobham International School.

Nearby, Foxhills Country Club offers an excellent range of leisure facilities, including three golf courses, making it an attractive choice for those seeking an active lifestyle.

Ottershaw also offers convenient access to the wider motorway network, with the M25 (Junction 11), M3, M4 and A3 all within easy reach, as well as convenient routes to Heathrow and Gatwick airports. Mainline railway services from Woking and Weybridge provide direct connections to London Waterloo in approximately 30 minutes.

An appealing family home combining a peaceful setting, versatile accommodation and excellent access to local amenities, schools and transport links.





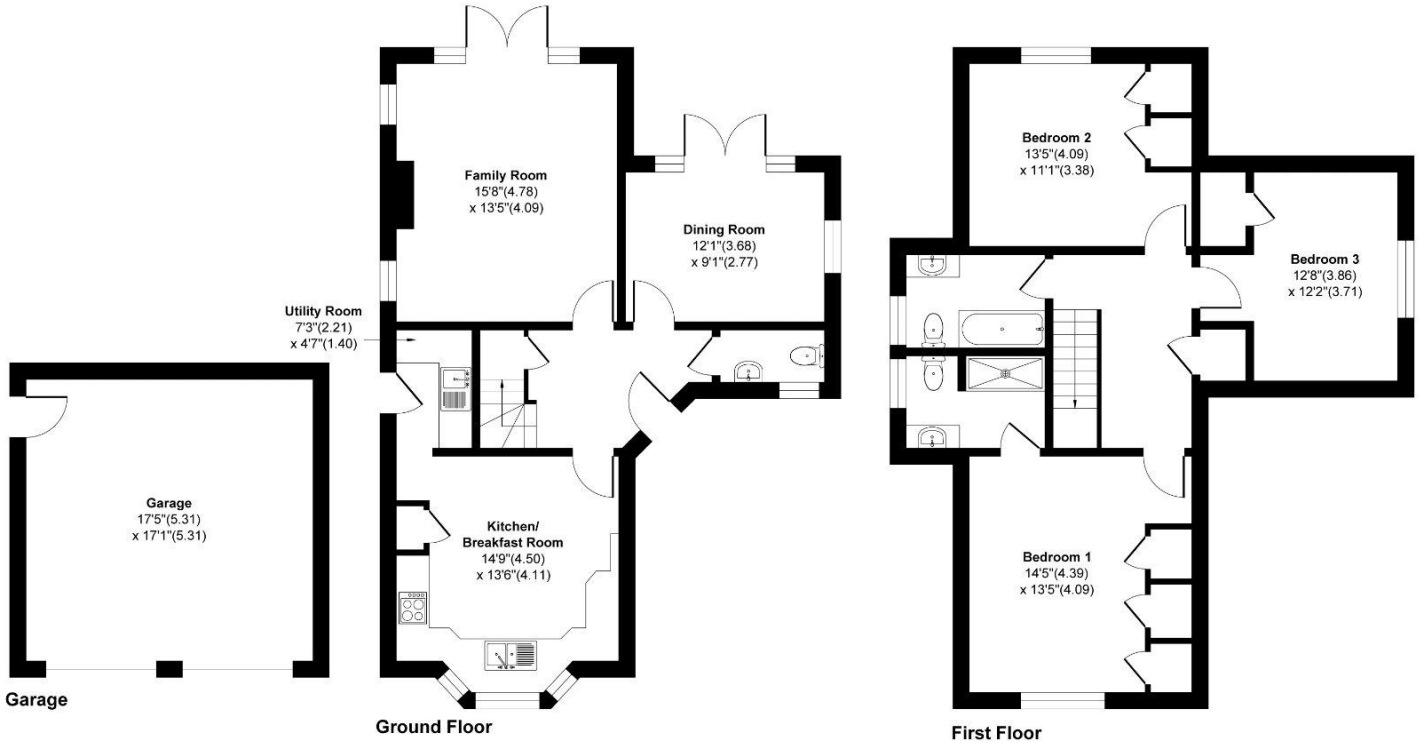



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Approximate Gross Internal Area = 1,388 sq ft / 128.94 sq m
Garage = 297 sq ft / 27.59 sq m
Total = 1,685 sq ft / 156.53 sq m
For Identification Only - Not to scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residentional).
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