

# ANCHOR COTTAGE, WESTON GREEN, THAMES DITTON, KT7 0JP £799,950 FREEHOLD



This is a Victorian cottage that cries wolf. You will be utterly amazed at what lies behind the facade of this charming family home.

- 3 bedrooms
- 2 bathrooms
- Large family kitchen
- Utility, guest w.c. and shower room
- 2 Reception rooms
- Home office/Gym at the rear of the garden
- Large garden
- No onward chain



# Anchor Cottage, Weston Green, Thames Ditton, KT7 0JP

## SUMMARY

- Two Reception Rooms
- Kitchen/Dining Room
- Three Bedrooms
- Two Bathrooms
- Guest cloakroom and utility room
- Separate studio at rear of garden
- Garden
- Elmbridge Borough Council
- No chain

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£799,950

Freehold

## THE PROPERTY

The world passes by your front window, so you will never feel lonely, but the kitchen and master bedroom at the back, looks over your charming garden, in total peace. The whole place has been freshly redecorated and the large reception room is a delight with an inviting wood burning stove to warm those long winter nights.

The kitchen is a fabulous space, a large central island plus room for a family sized dining table. In summer, you can throw open the doors and bring the outside in. For Mums everywhere, the utility room will be a major 'tick', with separate washer and dryer, cloakroom and also a shower for those muddy kids and pets.

The master bedroom is another gem, flooded with light and accessed by your own private staircase, it leads to a room with a stunning vaulted ceiling and open plan ensuite bathroom with a claw-foot bath and separate shower.

Best of all there is a separate studio at the end of the garden which could be a home office or also a playroom, but ultimately it provides that all important (and so hard to find) separate space, yearned for by parents everywhere.

The stunning garden has been landscaped to provide areas that the whole family can enjoy, with a lawn, paved patio area and pergola tunnel, this is far from the standard boring backyard of many properties.

## THE AREA

Weston Green is in between Thames Ditton and Esher, a true village-y feel that so many come to the area to find. Thames Ditton and Esher mainline stations are a short walk away, (Waterloo line - approx 30 minutes) or you could head out of town by road as the A3, M3 and M25 are all a short drive away.

## TERMS

### Local Authority:

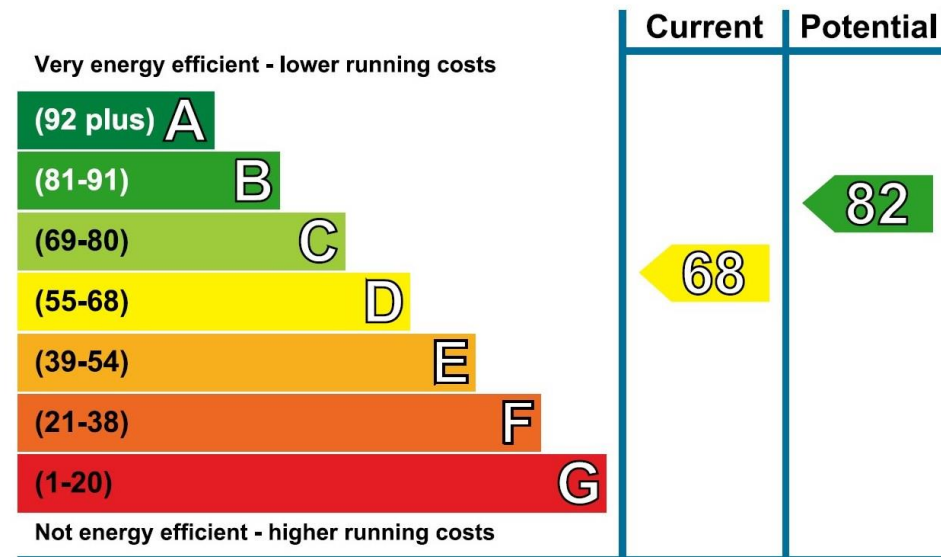
Elmbridge Borough Council

### Council Tax Band:

E - £2,294.12 2019/2020

### Freehold

## EPC











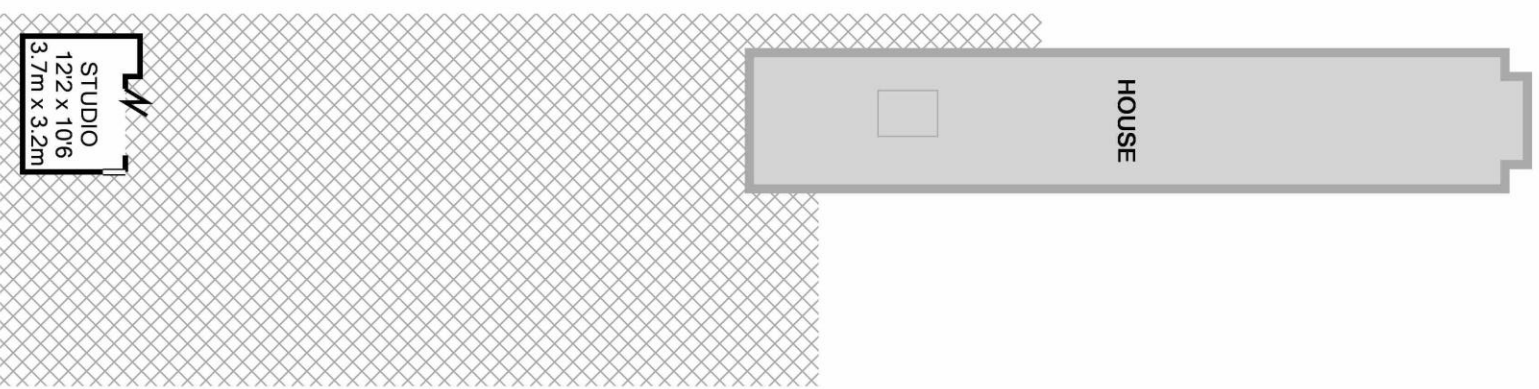
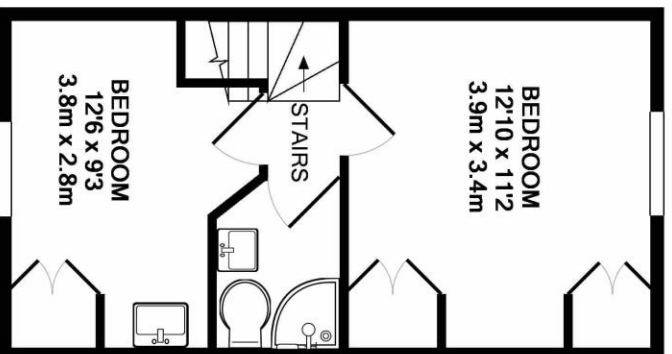
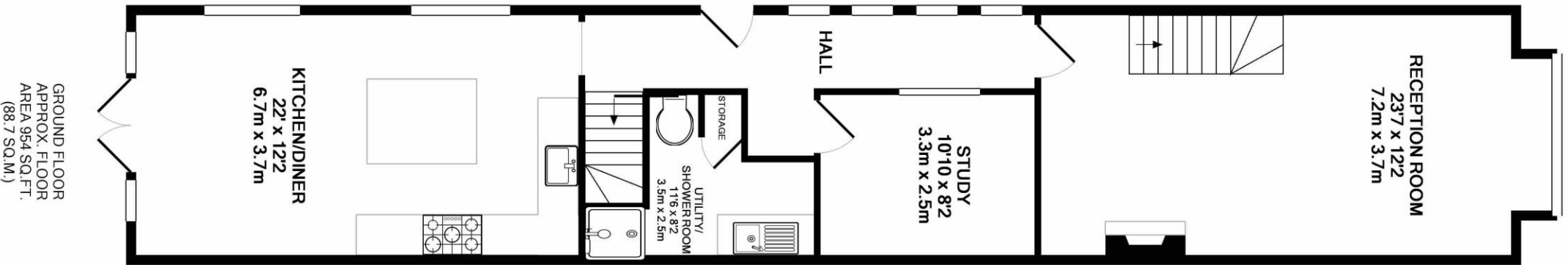












ANCHOR COTTAGE

TOTAL APPROX. FLOOR AREA 1524 SQ.FT. (141.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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