



 **Pacey
Wingent
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*Helping the perfect property find you...
...time is precious. Let's not waste it!*

Coach Road, Ottershaw, KT16

Guide Price £1,650,000

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- Brand new detached home with mature garden
- 10 year build warranty
- Chain free - ready for occupation now
- Smart wire system, water softener
- Häcker kitchen
- Stunning specification throughout
- 4 bedrooms, 4 bathrooms
- Solar PV and electric vehicle charger
- Double electric garage
- Variety of excellent schools nearby



A superbly designed brand new home with gated parking on a quiet private lane close to Ottershaw village. The property comprises 4 bedrooms, 4 bathrooms, double electric garage, family room, lounge, and an open plan kitchen with bi-folding doors leading to a large patio and mature garden. Ottershaw is nestled in an idyllic setting, featuring local shops, restaurants, and a pub. Despite its serene environment, it maintains convenient access to London and the motorway network via Junction 11 of the M25. Train stations at Woking and Weybridge provide fast and direct services to London Waterloo and the house is positioned close to Heathrow and Gatwick airports. Nearby, Foxhills Country Club offers excellent family facilities and boasts three golf courses. The area is also home to a variety of excellent schools, including St George's Junior and Senior, Sir William Perkins, Feltonfleet, Notre Dame, and ACS Cobham International School.





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Approximate Gross Internal Area = 300.9 sq m / 3239 sq ft
 Double Garage = 29.2 sq m / 314 sq ft
 Total = 330.1 sq m / 3553 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.usketch.com © (ID1092473)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC