



CHATTERTON | REES



61 Welley Road

Wraysbury, Staines-Upon-Thames, TW19 5ER

Guide price £2,200,000



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# 61 Welley Road



## Description

A recently refurbished five bedroom detached family home set in circa 4.25 acres of land, including a 2 bedroom annex refurbished to the same standard as the main house and a further 3,392sq ft annex and barns used by the current owners as a gym space, storage and bar area.

The ground floor of the main house has a large entrance hall, formal living room, dining room, study, a high specification kitchen/diner/reception that leads onto the private garden, separate utility room and a downstairs WC.

The first floor offers five double bedrooms, all with built-in storage, two of which benefit from en-suite bathrooms and a large family bathroom.

The house has a double gated entrance to the front and rear of the property with an extensive parking area for multiple cars, a westerly facing rear garden overlooking the circa four acres and the detached annexes and barns.

The parking area and grazing land measure just under 3.8 acres (1.54 hectares).

- Five Bedroom main house
- Circa 4.25 acres
- Additional 3392sq ft of outbuildings/annexes with 4 additional bedrooms
- Opportunity for equestrian use
- Three Bathrooms
- Air con / Underfloor heating
- Multiple Dwelling Stamp Duty Relief
- Two separate gated entrances to both front and rear



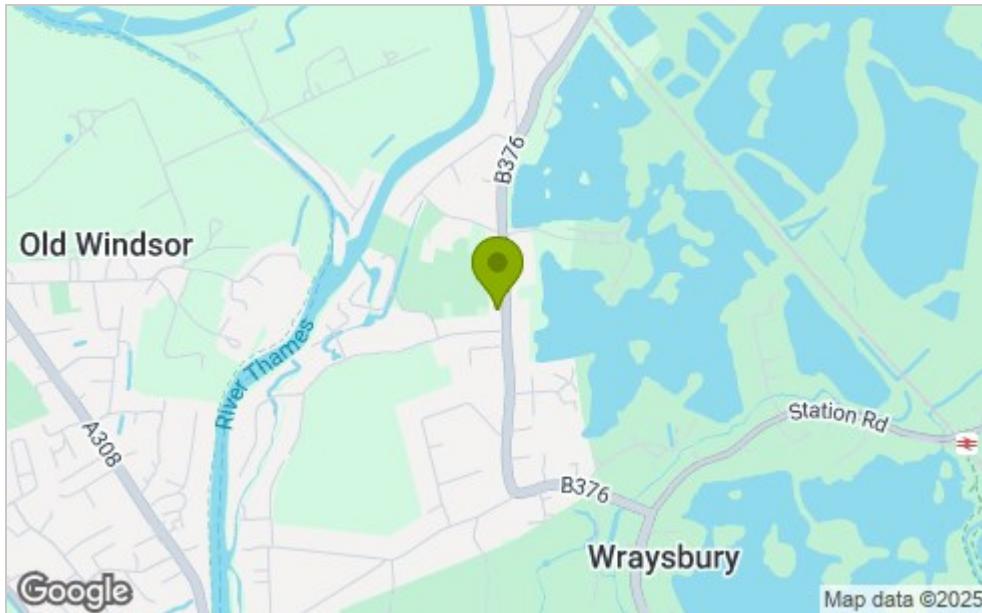
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## Floor Plan



## Area Map



## Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

