



Ashley Drive, Walton-on-Thames, Surrey





Property for sale in Ashley Park, Walton-on-Thames.

An impressive home located in one of Walton's premier roads, ideally located for Walton town centre and train station.

The property has been extensively refurbished and finished to a high specification including a stylish Brayer design kitchen and underfloor heating to the ground & first floor.



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EPC

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Tenure

Freehold

Local Authority

Elmbridge Borough Council

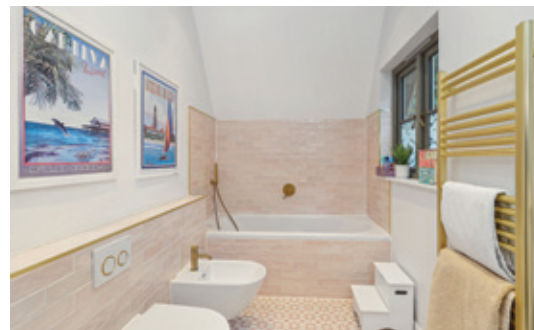
Council Tax

Band H

The home is presented in show home condition with herringbone flooring running through the wide entryway, which leads through to a stunning reception room and home office area. The kitchen/dining room is the heart of this property with handpainted wooden units, a Belfast sink and range cooker. In addition to a stunning central island and counter seating there is space for a large dining table and reception area.



Doors from the dining space open onto a large patio through bi-fold doors, a water feature overlooking the gardens, there is a covered seating area, ideal for outside/inside living. The first floor has four bedrooms, three bathrooms, including an impressive principal suite with walk-in wardrobes and a luxurious bathroom with shower and bath.



Location

The town of Walton is located within 1 mile and offers an excellent mix of shops, restaurants and coffee shops including Starbucks and Costa, Wagamama's along with an Everyman cinema. Walton is bordered by the River Thames ideal for family walks, cycle rides, runners and those keen on water pursuits. Additional leisure pursuits are available at the Elmbridge Excel Sports Hub including football and athletics. The larger towns of Weybridge, Esher and Cobham are all easily accessible, along with the picturesque village of West End with its own pub, sports club, village green and pond and the renowned Garson's Farm, perfect for fruit picking, coffee or lunch. The train station is located approximately 0.5 miles away and provides a regular service to London Waterloo in approximately 25-30 minutes. Schooling in the area is superb with an excellent selection of both private and state schools including Cleves, Notre Dame, Feltonfleet, St George's College, Reeds, Hampton and Halliford.

Distances

Walton Station 0.5 miles Walton Town Centre 1 mile Weybridge 2.5 miles Kingston 7 miles Guildford 14 miles Central London 24 miles (All distances are approximate).



Approximate Gross Internal Floor Area

265 sq m / 2850 sq ft

Garage Area = 25sq m / 270 sq ft

Total = 290 sq m / 3120 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Knight Frank Weybridge

20 High Street

Weybridge

KT13 8AB

knightfrank.co.uk

We would be delighted to tell you more

Matthew Scott

01932 548001

matthew.scott@knightfrank.com

Natalie Berthiaud

01932 548002

natalie.berthiaud@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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