



Grange Place, Walton-on-Thames




Detached modern home in a private gated development.


Situated midway between Walton-on Thames mainline station and town centre this property is conveniently situated for commuters and local schools. The development was originally completed in 2001 by Octagon Developments.


Approached by a large driveway with space for several cars, the house is double fronted, and entry is into a wide entrance hallway with a home office to one side and a second reception to the other. The formal reception is towards the rear of the property with double doors to the rear garden. The kitchen diner is also to the rear, is a good size with space for a large dining table and seating area. From the kitchen it is possible to access both the utility room and the double garage.


Upstairs there are two large en-suite bedrooms, plus three further double bedrooms which share a family bathroom. All bedrooms have built-in storage, and the house is well presented throughout.





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EPC

D

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Council Tax

Band H





Location

The town of Walton is located within 1 mile and offers an excellent mix of shops, restaurants and coffee shops including Starbucks, Costa, and 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 0.8 mile

Weybridge 2.5 miles

Kingston 7 miles

Guildford 14 miles

Central London 24 miles

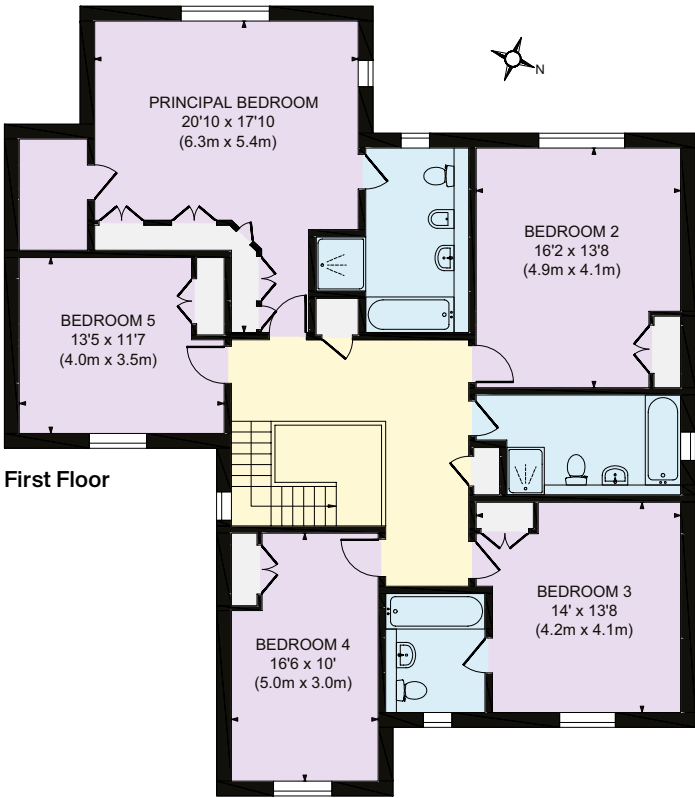
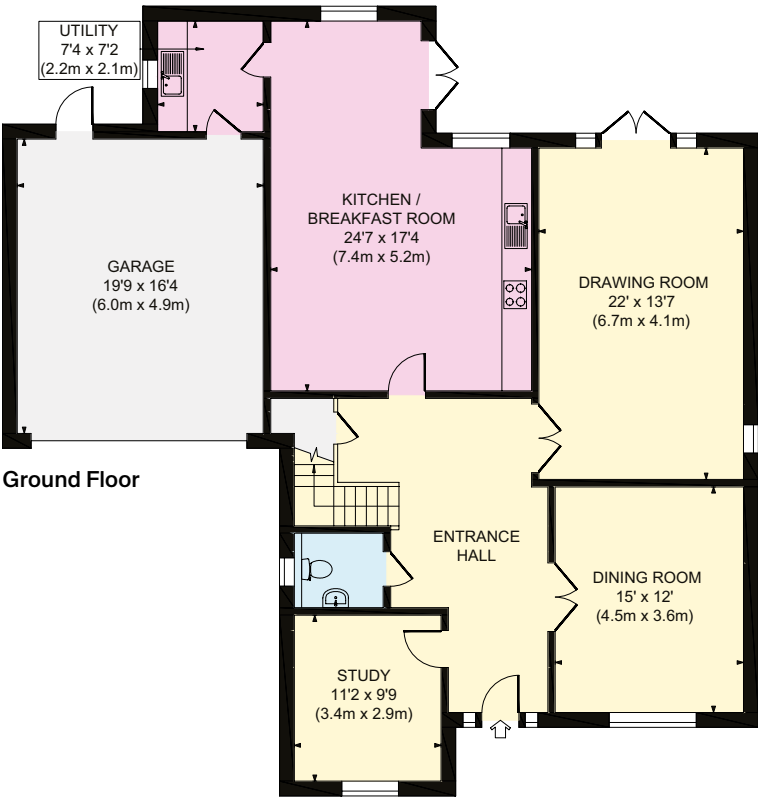
(All distances are approximate).



Approximate Gross Internal Floor Area
3295 sq. ft / 306.10 sq. m

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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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 January 2025. Photographs and videos dated January 2025.

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