



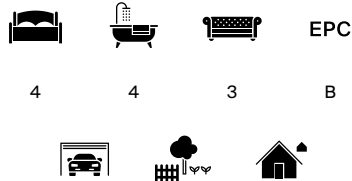
EASTWICK ROAD

Hersham, Walton-on-Thames, Surrey



EASTWICK ROAD HERSHAM

Spectacular custom-built, new family house
with impressive proportions.



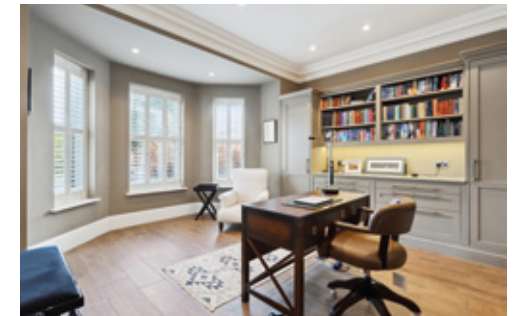
Local Authority: Elmbridge Borough Council
Council Tax band: G
Tenure: Freehold



DESCRIPTION

This handsome and luxurious 4-bedroom home offers excellent family accommodation, that has been thought out to encompass modern luxury living. It combines beautiful period proportions including impressive ceiling heights and characterful details and coffered ceilings, artfully blended with all the conveniences of modern technology. From the entrance hall, you are struck by the tremendous amount of natural light. The main reception room with open plan kitchen/dining is ahead with direct views through to the gardens and access to a large, covered loggia for indoor/outdoor living which acts as an extra room in the summer months. The main reception space also benefits from air conditioning. The home office to the front of the house with bay window and beautiful bespoke cabinetry creating the perfect space for home working. Across the wide entrance hall is a formal reception with an open fire and another bay window which adds to the homes characteristics. A boot room, garage, downstairs coats cupboard, lift and WC complete the ground floor.

Upstairs the main bedroom is located to the rear and so enjoys overlooking the gardens and it is equipped with air-conditioning. There are two sizeable dressing rooms with en-suite shower room, with features thoughtfully considered by the owners during construction. All three further bedrooms are also en-suite and one of those bedrooms also benefits from a walk-in dressing, the second bedroom also includes air conditioning. The spacious laundry room is also on the first floor, which is another example of the personal details that has gone into the through and design and there is loft access via an automated ladder.





The property is set behind electric gates with a large, blocked paving driveway and electric car charging point, the front garden is spacious and has been landscaped to offer privacy. The rear garden landscaping with Sandstone paving to feature a generous patio and large lawned area and faces in a Westerly direction. Thoughtful planting schemes ensure that there is interest throughout the year and also include lighting, full irrigation system and a water feature adding to the overall feature of the lifestyle this home offers. This home very much a 'turn key' opportunity to move straight into and enjoy modern living and with the benefit of a remaining 7 year Build warranty.

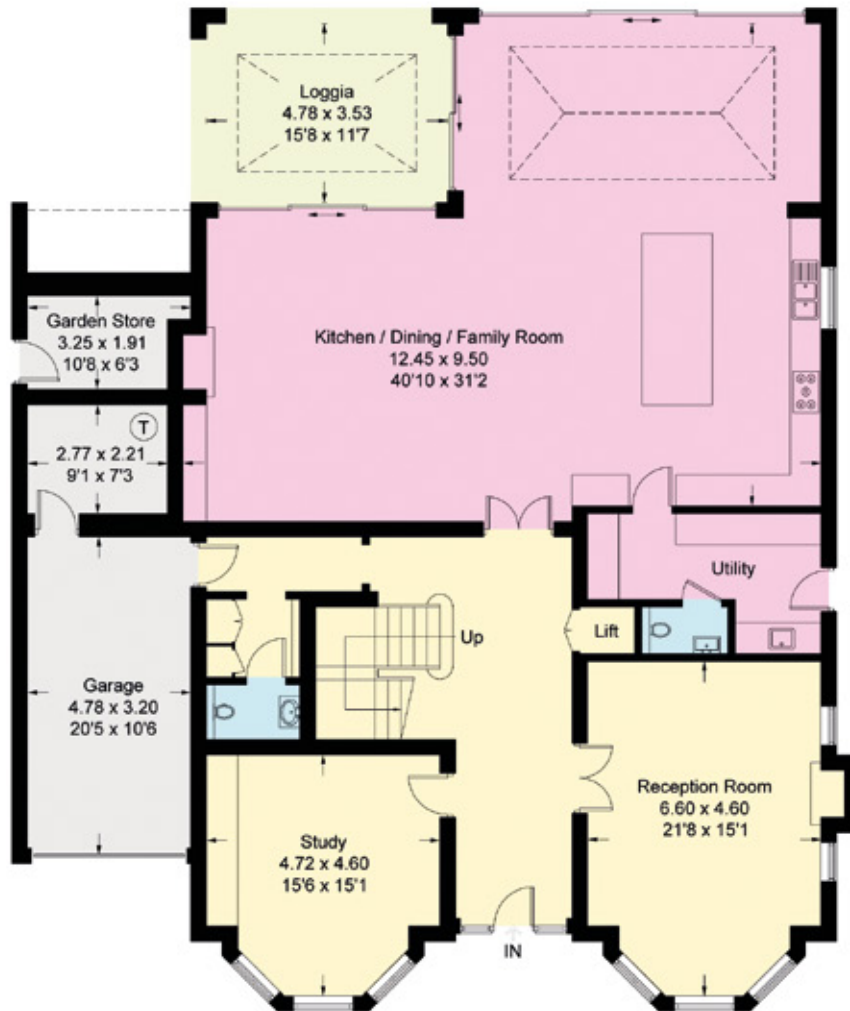
LOCATION

Shops catering for day-to-day needs are available in Walton-on-Thames and Weybridge, whilst the towns of Kingston Upon Thames and Guildford offer more extensive amenities. The local area benefits from a number of excellent restaurants, eateries, boutique & well-known brands and pubs. The area offers some excellent independent, state and international schools, Heathside, ACS Cobham International School, St. George's School, Notre Dame Preparatory School and Shrewsbury House Preparatory School. Outstanding leisure facilities are nearby including superb golf at Burhill, Wisley and Beaverbrook and other private leisure pursuits can be found at St. George's Hill Tennis Club, David Lloyd Fitness Centre, Foxhills Country Club and the Weybridge Health Centre. Direct access to the A3 and the M25 (junction 10) is just three miles away, and there is a main line rail service to London Waterloo (23 minutes). London Heathrow and Gatwick airports are both within easy reach.

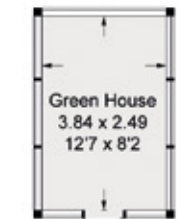
Distances: Walton station 0.8 miles. Walton-on-Thames 2.4 miles. Weybridge 3.1 miles. A3 3 miles M25 (J10) 4.5 miles. All distances are approximate. All state school references are subject to catchment areas



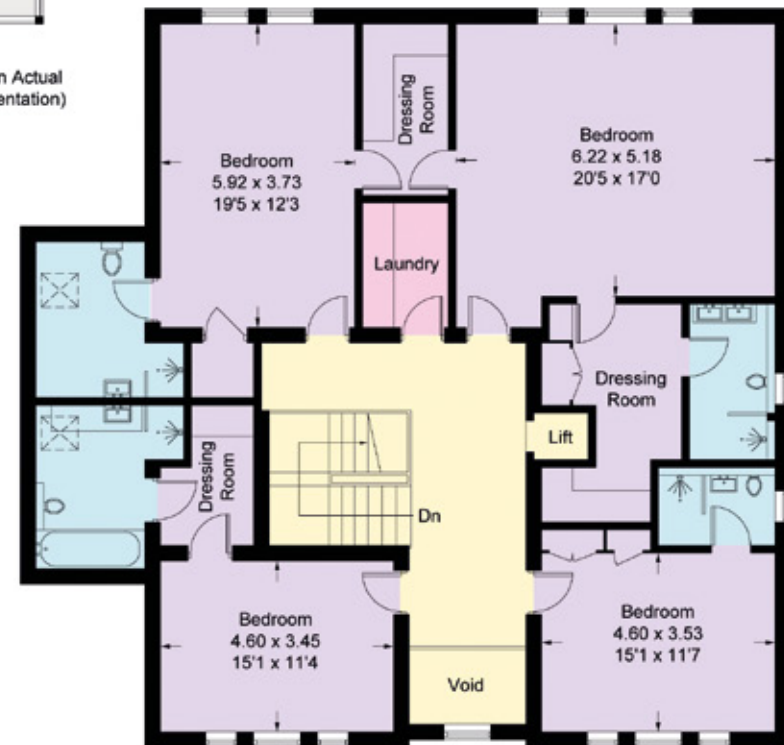
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

Approximate Gross Internal Area = 423 sq m / 4554 sq ft
 Green House / Garden Store = 10.9 sq m / 117sq ft
 Loggia = 16.8 sqm / 181 sq ft
 Total = 450.7 sq m / 4852 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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