



SIDNEY ROAD

Walton on Thames, Surrey, KT12





# A TRULY IMPRESSIVE SIX-BEDROOM FAMILY HOME

Built in 2010 to exacting standards, this striking property spans around 3,600 sq. ft. across three floors, delivering generous proportions, high-quality finishes, and a wonderful sense of light and flow throughout.



6



5



3

EPC

C

Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold





From the moment you step inside, the attention to detail is clear. The welcoming reception hall is beautifully presented, with high ceilings, underfloor heating and plenty of built-in storage, setting the tone for the rest of the house. The layout has been thoughtfully designed for modern family living – spacious, flexible and filled with natural light.

At the heart of the home sits a stunning kitchen/breakfast room, which really is the showpiece of the property. Fitted with contemporary cabinetry, premium worktops and integrated appliances, it offers the perfect space for both everyday family life and entertaining. There's ample room for a large dining table and bi-fold or French doors opening directly onto the garden, creating a seamless indoor-outdoor flow during warmer months. The adjoining living and dining areas provide a fantastic open-plan











Upstairs, you'll find six superbly proportioned bedrooms, each with its own en-suite bathroom — a rare and highly practical feature that adds to the home's appeal. The principal suite is particularly impressive, offering a luxurious retreat with a stylish en-suite, fitted wardrobes, and space for a private sitting area. All bedrooms benefit from plenty of natural light and have been finished with a clean, modern aesthetic.

The property's layout across three floors provides great flexibility for a growing family or multi-generational living. There's potential for a home office, gym or playroom, depending on lifestyle needs — and every space feels carefully designed to make the most of the property's size and light.

Outside, the rear garden offers a private and peaceful retreat. With a smartly landscaped layout, there's room for outdoor dining, entertaining or simply relaxing in the sunshine. To the front, there's off-street parking set behind electric gates for multiple vehicles, adding to the home's convenience and security.



The town of Walton is conveniently located and offers an excellent array of shops, restaurants and coffee shops including Starbucks and Costa, Wagamama's along with an Everyman cinema and Sainsbury's Supermarket. 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, Felton fleet, St George's College, Reeds and Hampton.









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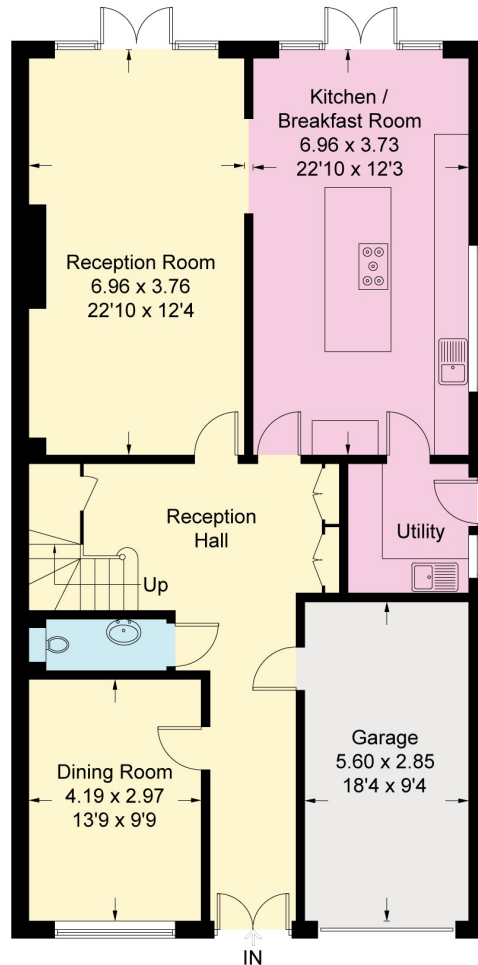




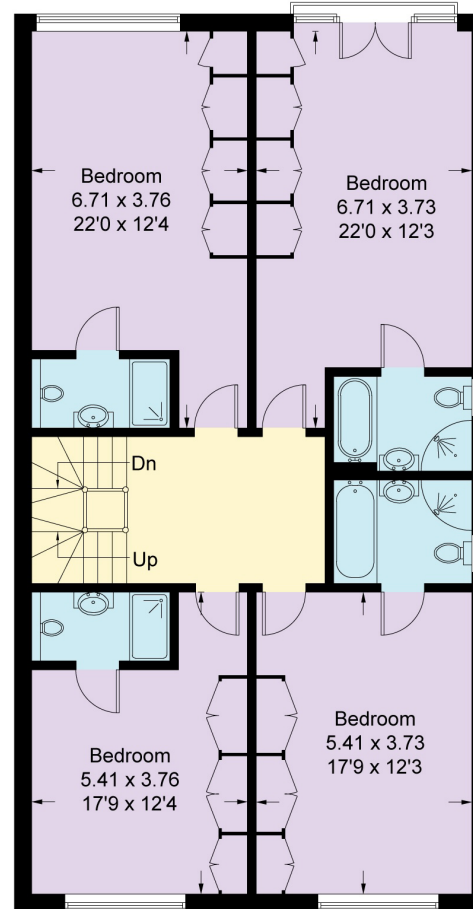


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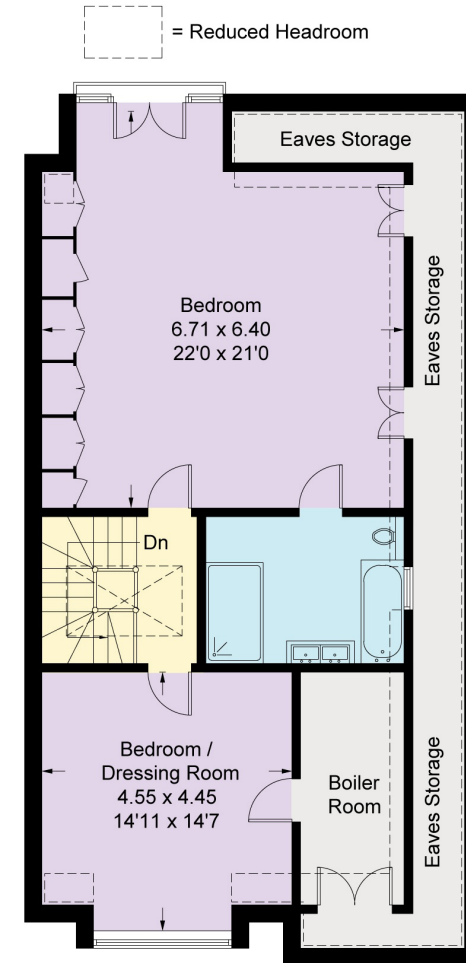
Approximate Gross Internal Area = 346.3 sq m / 3728 sq ft  
(Including Reduced Headroom / Eaves Storage)



**Ground Floor**



**First Floor**



**Second Floor**

Approximate Gross Internal Area = 346.3 sq m / 3728 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. (ID767266)





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