

BURHILL, WALTON-ON-THAMES, KT12





Key Features

- An exceptional 6-bed house set within a 1.5-acre plot
- Excellent entertaining space throughout
- Infrared underfloor heating system and solar panels
- Private tennis court
- Set within the prestigious Burnill Private Estate

Description

An exquisitely designed, contemporary six-bed, five-bath house set on a generous 1.5-acre plot within the prestigious Burhill Private Estate. Surrounded by landscaped gardens and boasting a private tennis court, this outstanding property comprises, on the ground floor, a light-filled open plan reception with three interconnected living spaces, a bespoke fully-equipped designer kitchen and a separate family room. On the first floor, the principal bedroom features a dressing area, a luxurious ensuite bathroom and a private balcony overlooking the grounds. Three further beautifully appointed bedrooms (one of which ensuite), and a stylish family shower room are also located on the first floor. The lower ground floor features a cinema room, additional reception space, a fifth bedroom with ensuite bathroom, a fitted home office (or sixth bedroom), and access to a private terrace. The property benefits from a self-contained outbuilding and an extensive driveway parking. Built using insulated concrete formwork, the home features infrared underfloor heating, solar PV panels, a high-speed 1Gb fibre connection and an advanced electric boiler.

Situation

The Burhill Estate is a private enclave of golf courses and exclusive residences, ideally positioned between Walton-on-Thames and Hersham. Walton-on-Thames mainline station provides regular services to London Waterloo in just 26 min. The M25 is just 5 miles away.

BURHILL, WALTON-ON-THAMES, KT12



A modern and exquisitely designed 6-bed house with private paddocks and tennis court within Burhill Estate



Terms

Price: £2,308.00 per week

Furnished/Unfurnished: Unfurnished

Local Authority/Council Tax: Elmbridge Borough Council Band H £4,878.12

Viewing To view call 020 7043 8431

Parking:

Fees: M2 Property do not charge tenant administration fees.We are members of The Property Ombudsman Redress Scheme for Residential Sales and Lettings (Membership No. D00776) andClient Money Protect (Membership No. CMP003231).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100	75	76
A		
81-91		
B		
69-80		
C		
55-68		
D		
39-54		
E		
21-38		
F		
1-20		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area = 438.8 sq m / 4723 sq ft
Outbuildings = 70.9 sq m / 763 sq ft
Total = 509.7 sq m / 5486 sq ft

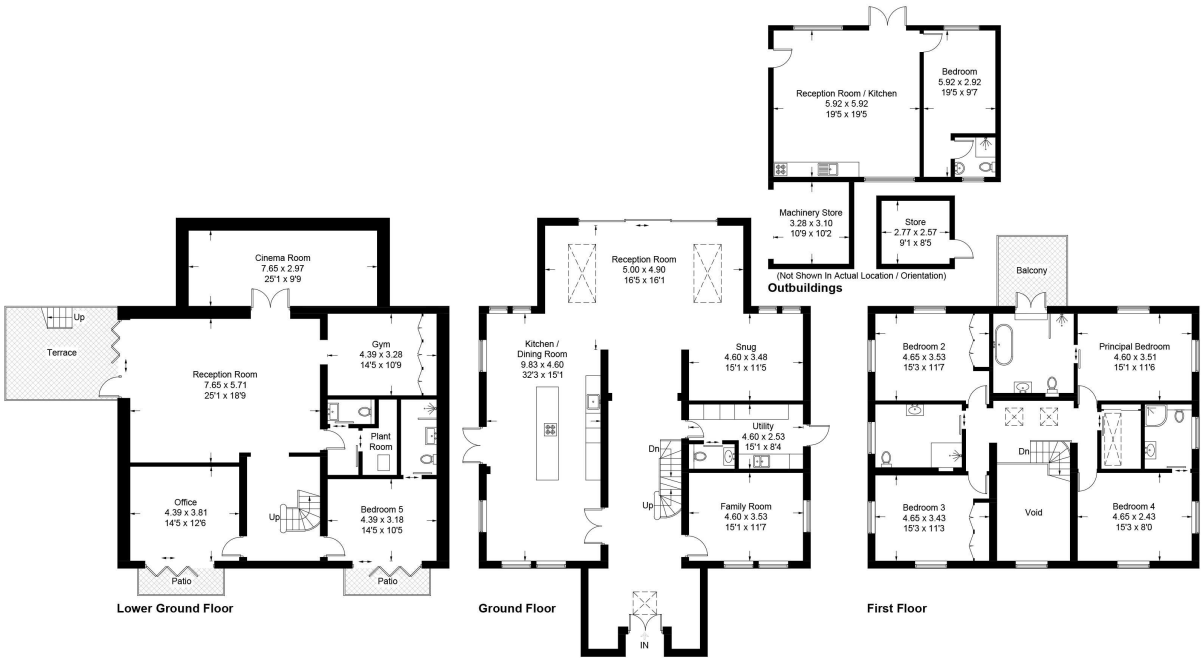


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M2 Property | 6 Roland Gardens | South Kensington | London SW7 3PH | 020 7043 8432 | info@m2property.com | www.m2property.com

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