



8 Cottimore Lane, Walton-on-Thames, Surrey, KT12 2BT

£615,000





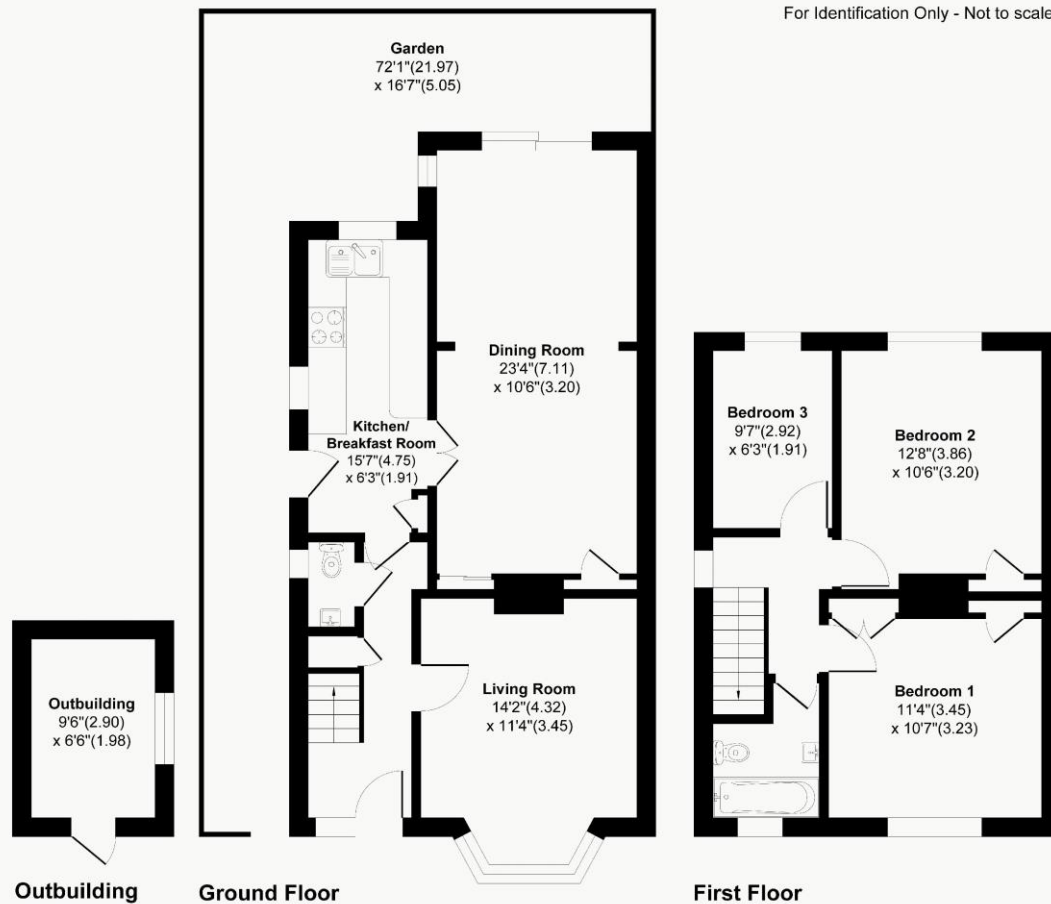
Cottimore Lane, Walton On Thames, KT12

Approximate Area = 1022 sq ft / 94.9 sq m

Outbuilding Area = 62 sq ft / 5.7 sq m

Total Area = 1084 sq ft / 100.6 sq m

For Identification Only - Not to scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for James Neave Estate Agents.



A rare opportunity to acquire a detached 1930s family home, offered for sale for the first time in over 60 years and available with no onward chain. Occupying a superb central position, this much-loved home has been enjoyed by the same family for decades and now presents an exciting opportunity for its next owners to update, personalise and create something truly special. Whilst perfectly comfortable to live in as it stands, the property offers excellent potential to extend and enlarge the accommodation, including the possibility of further ground floor additions and a loft conversion, subject to the usual planning permissions and building regulations. Set back from the road behind a driveway providing off-street parking for two cars, the property offers well-balanced accommodation throughout. To the front, a welcoming reception room features a charming bay window and attractive fireplace, while an extension to the rear has created a spacious living and dining room with sliding patio doors opening directly onto the garden, providing an ideal space for both everyday family life and entertaining. The separate kitchen is fitted with an excellent range of cupboards, generous worktop space and enjoys convenient side access to the garden. A downstairs cloakroom completes the ground floor. Upstairs, there are two generous double bedrooms, both benefiting from fitted storage, together with a well-proportioned third bedroom. All three bedrooms have recently been fitted with new carpets. The family bathroom is appointed with a white suite and shower over the bath, while the loft offers useful additional storage and further scope for conversion, subject to the necessary consents.

Outside, the rear garden is a delightful size and enjoys a patio, established planting and a selection of mature fruit and olive trees, including fig, plum and olive. There is also side access and two useful garden sheds, one of which benefits from power. Offering plenty of privacy and potential, it provides an excellent outdoor space for families and keen gardeners alike. The location is equally appealing. Walton High Street is less than half a mile away, offering an excellent selection of shops, supermarkets, cafés, restaurants and the Everyman Cinema. Families are well served by the highly regarded Ashley, Grovelands and Heathside schools, while everyday conveniences, including a Co-op, are just moments away. The nearby River Thames towpath provides beautiful riverside walks and access to a choice of popular riverside pubs, while the Xcel Leisure Complex offers an excellent range of sports, fitness and leisure facilities for all ages. Having remained in the same ownership for more than six decades, this cherished home is now ready for its next chapter. Combining period character, generous accommodation, exciting potential and a highly convenient location, it represents a rare opportunity to create an exceptional family home for many years to come. EPC Rating E.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.