



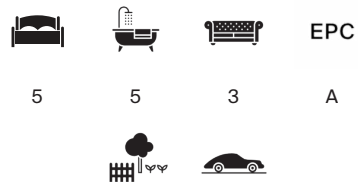
BURWOOD PARK

Walton-On-Thames, Surrey, KT12



A CLASSICALLY DESIGNED LUXURY RESIDENCE

Set behind private electric gates on a generous 0.72-acre plot, the property boasts landscaped gardens, mature trees for privacy, and a prime position within walking distance of the local train station.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



WITH EXCEPTIONAL LEISURE FACILITIES AND GROUNDS

The principal house spans mainly two floors, offering generous lateral space with multiple reception rooms, an open-plan kitchen and family area, a formal entertaining room, and cosy snug and sitting rooms. A bright garden room opens onto a large terrace with an outdoor kitchen and dining area.

The first floor provides five bedroom suites, with a sixth bedroom and games room on the second floor, all with air conditioning.

Externally, a leisure complex includes an 11-metre indoor pool, gym, sauna, and changing facilities, with folding doors to the garden. Additional features include a detached double garage with annexe, an Alitex greenhouse, and garden irrigation system.











EXCELLENT CONNECTIVITY AND SCHOOLS

Burwood Park is one of Surrey's premier private estates, offering an exceptional blend of security, convenience, and refined living. Accessed via staffed entrance gates, it provides privacy and peace of mind with controlled entry, CCTV, and regular patrols.

The estate is ideally located near Walton-on-Thames, Weybridge, Esher, and Cobham, where residents enjoy a variety of boutique shops, cafés, restaurants, and leisure facilities, along with scenic riverside walks.

For commuters, Walton-on-Thames station offers a direct service to London Waterloo in around 25-30 minutes, while the A3, M3, and M25 provide easy access to Central London and major airports.

The area is also well regarded for its excellent selection of leading state and independent schools, making it a highly desirable and family-friendly location.





Approximate Gross Internal Area

Main House 6,781 sq. ft / 629.98 sq. m
 Garage 509 sq. ft / 47.29 sq. m
 The Flat 412 sq. ft / 38.28 sq. m
 Outbuilding 2,377 sq. ft / 220.82 sq. m
 Total 10,079 sq. ft / 936.37 sq. m



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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