



Beautifully presented family home

Adlington House, 31 Albury Road, Burwood Park, Walton-on-Thames, Surrey KT12 5DT

Freehold



Set in the private Burwood Park Estate • flexible and spacious living accommodation • west facing landscaped garden • large driveway and triple garage

Local information

Burwood Park is a private residential estate on the outskirts of Walton-on-Thames. It consists of approximately 400 detached houses dating from the early 20th century to the present day in the heart of the Surrey commuter belt.

The area offers some excellent independent, state and international schools. Outstanding leisure facilities are nearby including superb golf at Burhill, Wisley and Wentworth, with horse-racing at Sandown Park, Kempton Park, Epsom and Ascot. Private leisure pursuits can be found at St. George's Hill Tennis Club, David Lloyd Fitness Centre, Penny Hill Park and the Weybridge Health Centre. Polo is available at Ascot Park, Guards Polo Club and the Royal Berkshire Polo Club.

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 (30 minutes). London Heathrow and Gatwick airports are both within easy reach.

About this property

Built in 2004 by Millgate Homes, this house provides contemporary family living.

The front door opens into an impressive reception hall.

On the ground floor there are four reception rooms, that include a triple aspect drawing room which allows the natural light to flood in. There are three

sets of doors leading out to the rear garden. This leads through to the dining room which in turn leads through to the kitchen/breakfast room. The kitchen area is extensively fitted and flows freely into the orangery. With outdoor entertaining in mind a set of double doors open up to the garden.

To the front of the property, either side of the entrance is a sitting room and separate study which is fitted with bespoke cabinetry.

There is a utility room which gives access out to the side of the house and a guest cloakroom on this floor.

The first floor has a generous landing which provides an additional sitting area. There are five bedroom suites, which include a lovely main bedroom suite with a Juliette balcony overlooking the rear gardens.

Externally to the rear is the beautifully landscaped west facing garden surrounded by a selection of evergreens and shrub borders.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Viewing

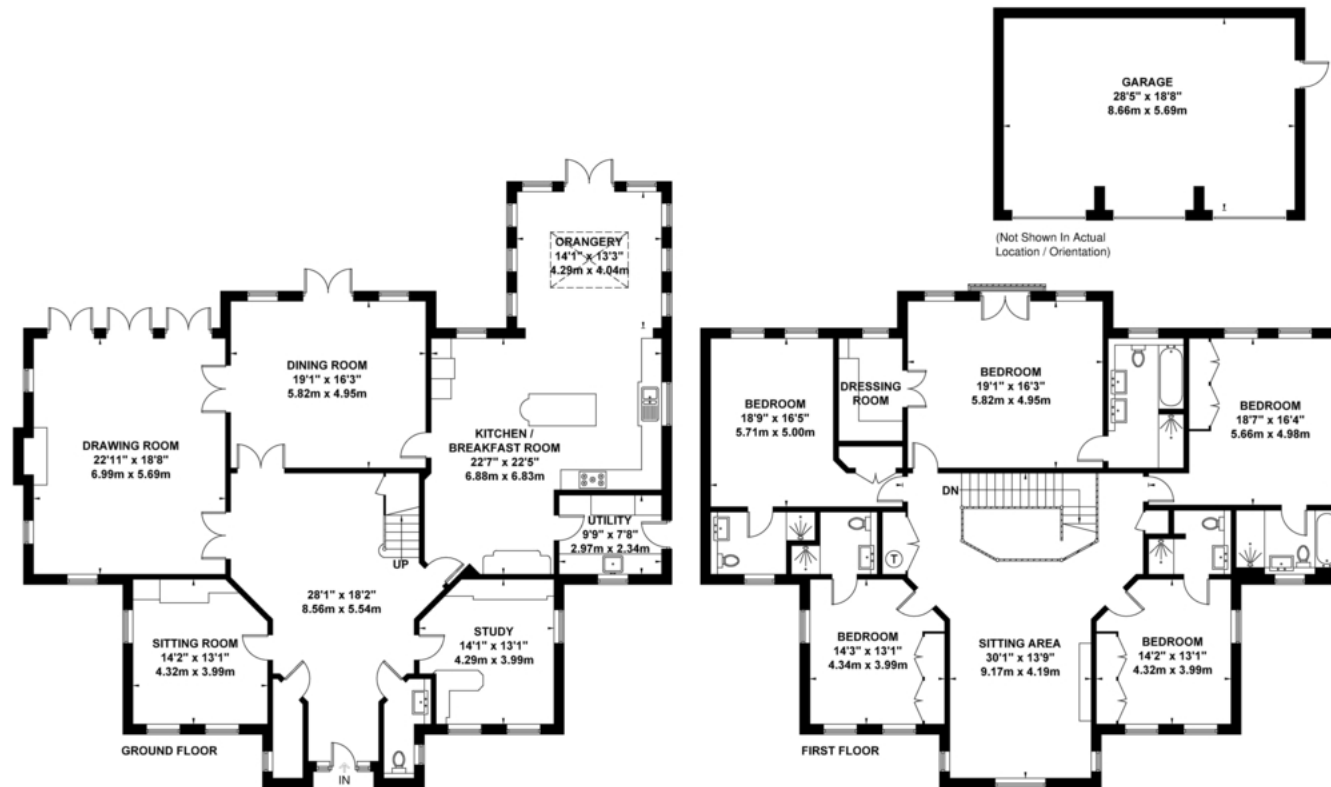
Strictly by appointment with Savills





Albury Road, Burwood Park, Walton On Thames

Approximate Gross Internal Area = 416.3 sq m / 4481 sq ft
Garage = 49.3 sq m / 530 sq ft
Total = 465.6 sq m / 5011 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C	74	79
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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