A SPACIOUS CHARACTER FAMILY HOME

Rosemary Cottage, 111 Silverdale Avenue, Ashley Park, Walton-on-Thames, Surrey KT12 1EH

Freehold
IN A HIGHLY SOUGHT AFTER PRIVATE ESTATE HALF A MILE TO WALTON-ON-THAMES STATION

ROSEMARY COTTAGE, 111 SILVERDALE AVENUE, ASHLEY PARK, WALTON-ON-THAMES, SURREY KT12 1EH

Freehold

Situated in a sought-after private estate ◆ half a mile to Walton-on-Thames station ◆ beautiful character property ◆ stunning landscaped gardens ◆ close to town centre ◆ EPC rating = C

Situation

Ashley Park is one of Surrey’s most prestigious estates and was originally part of Henry VIII’s Hampton Court hunting grounds. It now adjoins a park and cricket ground and is within half a mile of Walton town centre with its cosmopolitan mix of restaurants, bars and leading retail outlets.

This gated development is half a mile from Walton mainline station which has a regular service to London Waterloo in 26 minutes. The M25 (Junc. 10) is 2.5 miles giving access to the motorway network. Central London is 20 miles and accessed via the A3 (2 miles) and Heathrow airport (16 miles) and Gatwick airport (23 miles) are in easy reach.

The local area offers an excellent selection of highly respected schools, both state and private, and there is a wide choice of recreational facilities including health clubs such as David Lloyd and St George’s Hill Tennis Club. The River Thames and River Wey offer water sports, there is racing at both Sandown Park and Kempton Park plus numerous golf courses.

Description

Rosemary Cottage is a handsome property set within well maintained landscape gardens. The house was built in 1934 and boasts many character details typical of an Arts and Crafts home. The exposed beams and beautiful wood panelling are examples of this, and give real character and warmth to key rooms.

The property has a lovely approach. Set behind wrought iron electric gates, the house sits centrally in a generous plot, allowing for a large driveway and access to 2 detached garage blocks set either side of the house. The whole frontage is bordered with mature shrubs and planting making the house very striking from the road.
An inviting reception hall leads through to the formal dining room and impressive triple aspect drawing room. This room has an open fireplace as its focal point and double doors leading out to the rear garden and terrace.

The country style kitchen is a generous space and opens up to the bright and tranquil breakfast room which again gives you access to the garden. A utility room leads off the kitchen and has a side door giving access outside.

There is a family room to the front of the property providing the perfect place for family time.

Additionally there is a guest cloakroom situated on this floor.

The oak staircase with original panelling leads to the first floor landing. From here you have access to the elegant triple aspect master bedroom with generous en suite. There are 4 further bedrooms, all with fitted wardrobes, and a family bathroom and separate cloakroom.

A particular feature of the property is the outstanding garden with a manicured lawn and a patio area to the side of the property which catches the afternoon/evening sun, the ideal place to relax and unwind on a summer evening. Throughout the garden are beds with a huge variety of flowering shrubs and plants, and with larger trees on the periphery, this beautiful garden is both colourful and secluded. The gardens are fitted with a full irrigation system.

Tenure:
Freehold

Local Authority:
Elmbridge Borough Council

Viewing:
Strictly by appointment with Savills