



A unique home built by the current owners in 2017

Burfield House, 2 Farmleigh Grove, Burwood Park, Walton-on-Thames, Surrey KT12 5BU

Freehold



Attention to detail at its finest • stunning features
• state of the art modern technology • south facing
garden • outdoor infinity pool

Local information

Located on one of the finest
roads within the prestigious
Burwood Park private estate.

Heathrow and Gatwick airports
are both within easy reach.
Please note all distances are
approximate.

Burwood Park is a private
residential estate on the outskirts
of Walton-on-Thames and close
to Weybridge, in the heart of the
Surrey commuter belt. It consists
of approximately 350 detached
houses dating from the early
20th century to the present day
and set around mature trees and
a lake. Its roads are a geometric
design within an approximate
semicircle and many of its roads
have entrances with automatic
gates.

The area offers some excellent
independent, state and
international schools, including
ACS Cobham International
School, St. George's School,
Notre Dame Preparatory School
and Shrewsbury House
Preparatory School.

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





About this property

Built in 2017 this striking mansion incorporates the latest in modern technology and design, Superfast Broadband, CCTV, alarm system, Sonos with ceiling speakers, solar panels, under floor heating throughout, impressive ceiling heights over 3m, with elegant tall doors and air conditioning in most rooms. There is an abundance of floor to ceiling windows and bi-fold doors flooding the house with natural light.

The front door opens into an elegant entrance hall with tiled porcelain flooring and a feature central staircase.

The entrance leads to the main reception rooms and the study which is perfectly situated to the front of the house.

On the ground floor level there are three reception rooms, that include an elegant drawing room, cinema/media room and family room all with generous French doors that open onto the rear terrace. With views over the pool, there is an indoor spa area with Infinity Jacuzzi, steam room, shower and stairs to gym on the first floor.

The stunning bespoke kitchen/family room has state of the art fitted appliances and a central island. With an informal dining area completing this space, it is the perfect place to entertain friends and family.

Through the kitchen is an annex kitchen/ utility room and access to the annex bedroom and bathroom, perfectly private for staff or guests.

The first floor comprises five





bedroom suites, and includes a grand main bedroom suite with bespoke fitted his and hers dressing rooms and his and hers en suites with Japanese style bidet toilet and remote controlled blinds for the stunning slopping full length window. Each bedroom and bathroom include high end fixtures and fittings.

To the rear is the beautifully landscaped south facing floodlight garden. In addition, ideal for summer entertaining a 10m x5m outdoor heated swimming pool with remote control safety cover.

The property comes with a double garage plus a single garage for the annex.

Tenure
Freehold

Local Authority
Elmbridge Borough Council

Viewing
Strictly by appointment with
Savills





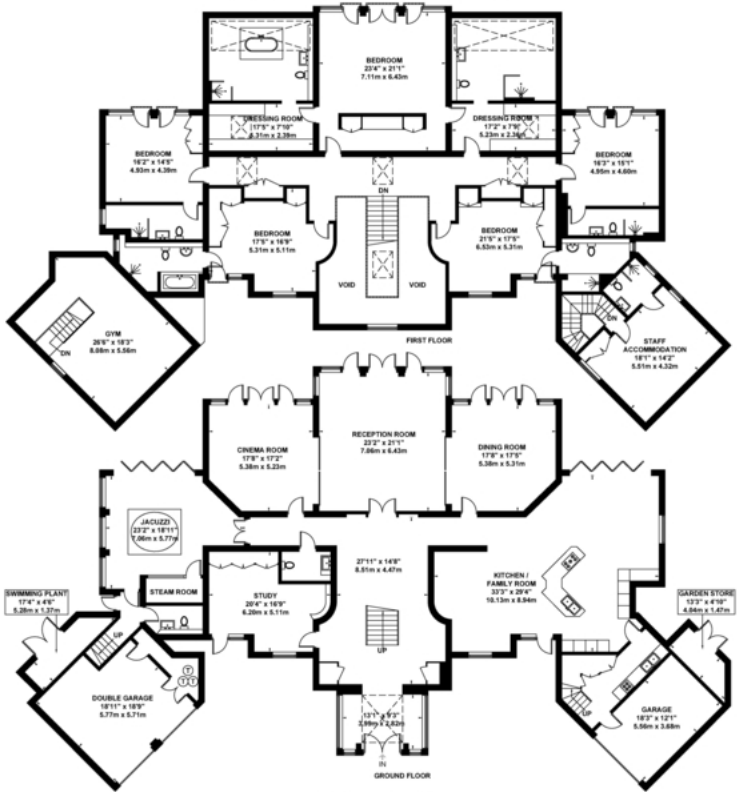
Farmleigh Grove, Burwood Park, Walton On Thames

Approximate Gross Internal Area = 791.6 sq m / 8520 sq ft

Swimming Plant & Garden Room = 11.0 sq m / 118 sq ft

Double Garage = 34.8 sq m / 374 sq ft

Total = 837.4 sq m / 9012 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	88	88
(69-80) C		
(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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