



STRIKING FAMILY HOME

ASHLEY HOUSE, 68 ASHLEY PARK AVENUE,
WALTON-ON-THAMES, SURREY KT12 1EU

Freehold

savills



**SITUATED IN THE HEART OF ASHLEY PARK
0.7 MILES TO WALTON-ON-THAMES
MAINLINE STATION**

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WALTON-ON-THAMES, SURREY KT12 1EU**

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Stunning south facing landscaped gardens ♦ combination of original features and modern family living ♦ close to town centre ♦ 4 reception rooms ♦ kitchen/breakfast room ♦ 5 bedrooms (3 suites) ♦ 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

This striking house retains many of its original features, but altered and extended in more recent years, to more than meet the demands of modern living.

You approach the property through wrought iron gates leading to a resin bound driveway providing parking for several cars. Your eye is immediately drawn to the stunning Oak tree in the front garden.

The full height entrance hall, with floor to ceiling windows, is an impressive welcome to this family home, flooding the space with light.

The generous drawing room is a lovely space, fitted with parquet flooring and cleverly designed into zones by the current owners, with a formal sitting, informal family and study area. It has a magnificent stone fireplace providing the focal point.



The triple aspect kitchen/breakfast room is a fabulous space, fitted by Mark Wilkinson. The kitchen area is fully fitted with cream units and quartz work surfaces and flows freely into the breakfast area, ideal for families and entertaining with 2 sets of double doors leading out to the gardens. A utility room leads off the kitchen.

There is a formal dining room which overlooks and has access to the rear gardens and a separate study.

In addition there is a family room, which is currently being used as a games room so a versatile space, this has bi-fold doors leading out to another aspect of the garden, creating a great place for children to hang out.

2 guest cloakrooms and a bedroom suite, ideal for a live in nanny, complete the accommodation on this floor.

The elegant French Oak staircase with original panelling leads to a large landing. From here you have access to the impressive master bedroom suite with a generous dressing room and luxury en suite bathroom. The guest bedroom suite has a dressing area and access to a mezzanine area, ideal for a study or den. There are 3 further bedrooms (1 en suite) and family bathroom on this floor.

A particular feature of the property are the outstanding grounds which wrap around the property, separated into sections to include the southerly facing main manicured lawn area with beds and a huge variety of flowering shrubs and plants. There is a decked area which is ideal for children to play in, plus a stunning Japanese garden with different levels of rockery and a decked area providing the perfect place to relax and unwind.

Tenure:

Freehold

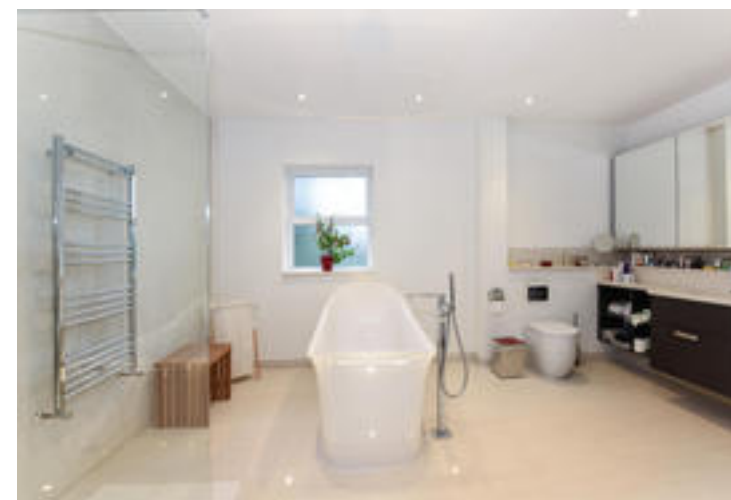
Local Authority:

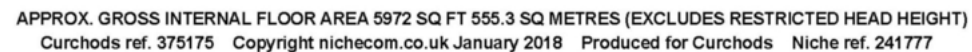
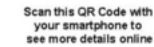
Elmbridge Borough Council

Viewing:

Strictly by appointment with Savills







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Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Score Range
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Not energy efficient - higher running costs

Current	Potential
72	78