



Charming family home on a sought-after private road

16 Adelaide Road, Walton-on-Thames, Surrey KT12 1NA

Freehold





Less than half a mile to Walton mainline station • less than a mile to Walton town centre • private road • stunning frontage • generous reception space

Local information

Adelaide Road is a sought after location forming part of The Ashley's close to Walton's mainline railway station and town centre.

Walton-on-Thames town centre has a range of high street chains and individual boutiques, including a Sainsbury's supermarket, the 'Heart' shopping centre plus a good mix of pubs, restaurants and cafes.

Walton mainline station has a regular service to London Waterloo in approximately 26 minutes. The M25 (Junction 10) is 5 miles away giving access to the motorway network. Central London is 20 miles via the A3 (2.5 miles). Heathrow (16 miles) and Gatwick airport (23 miles) are both within easy reach. (Please note all distances are approximate).

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 Kempton and Sandown Parks and numerous golf courses nearby.



About this property

A pretty family house with a stunning approach. The generous frontage, approx. 125 ft. gives you a great sense of arrival.

From the entrance hall, you immediately sense the home's connection with the garden, with bi-fold doors providing access.

The ground floor is versatile, great for family living and entertaining. The generous living room is double aspect with views out to both the front and rear gardens. It has a Limestone fireplace which provides the focal point.

This leads through to the study and play room, a fantastic space that provides flexibility, ideal for those working from home with a built-in Oak bookcase.

To the left of the entrance hall is the lovely kitchen/breakfast/dining room. The kitchen area is fitted with a range of units, granite worktops and a sociable breakfast bar. This opens up and leads to the bright dining area. With a gorgeous outlook over the rear gardens and a sky lantern flooding the room with natural light, this is the perfect place to entertain your friends and family.

There is also a useful utility room with side access to the garden, plus a downstairs cloakroom.

The family room is ideally placed just off the kitchen area with wall mounted granite gas fire.

On the first floor there is a generous main bedroom suite with fitted wardrobes. There are four further bedrooms, two with en suites and fitted wardrobes,

and a separate family bathroom.

The rear garden is the true feature of this house, beautifully landscaped, it is mainly laid to lawn with carefully planted flower beds, that, when in bloom provide the garden with an abundance of colour. A selection of attractive mature trees offer seclusion. There is a large patio area perfect for al fresco entertaining as well as a tranquil water feature.

To the front is a detached triple garage.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Viewing

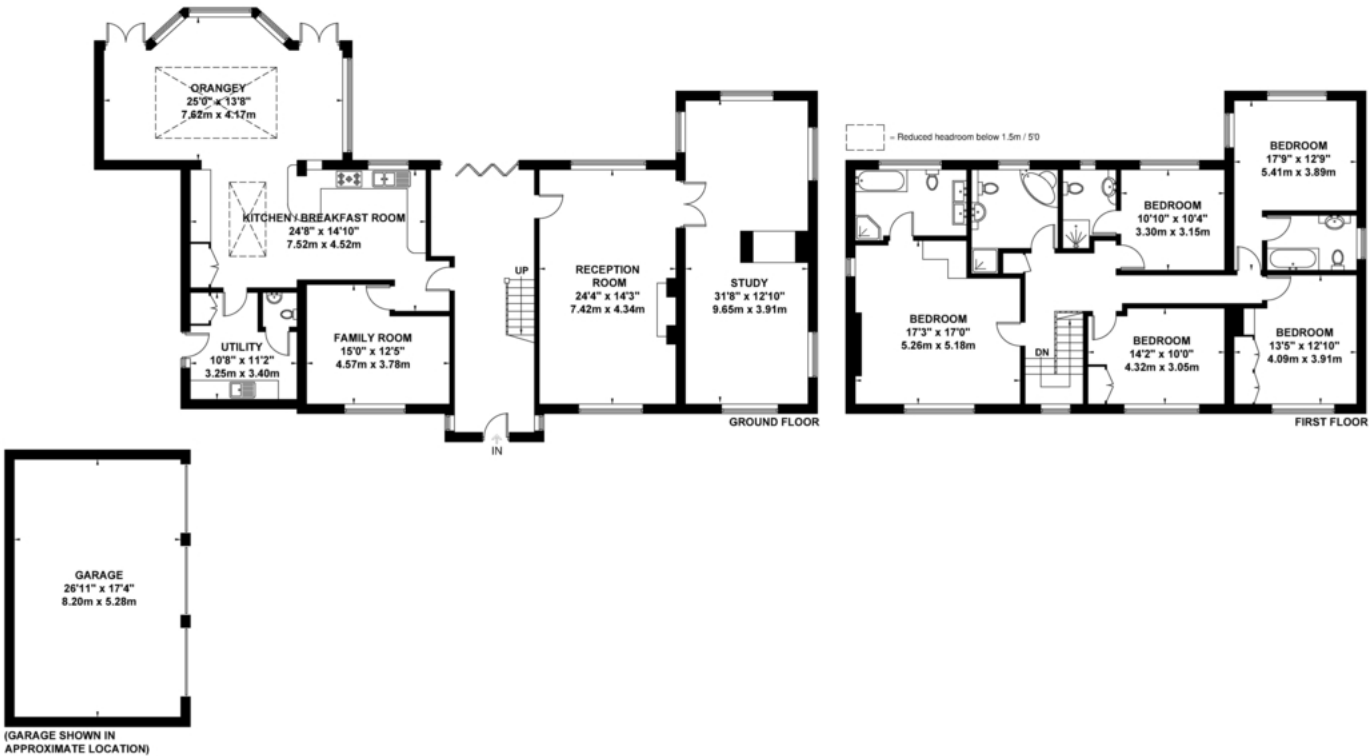
Strictly by appointment with Savills






Adelaide Road, Walton On Thames

Approximate Gross Internal Area = 315.6 sq m / 3397 sq ft
Garage = 43.5 sq m / 468 sq ft
Total = 359.1 sq m / 3865 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		
(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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