



A beautifully presented and elegant family home

Langton, 27 Chargate Close, Burwood Park, Walton-on-Thames, Surrey KT12 5DW

Freehold



Located in the leafy, prestigious Burwood Park private estate • south facing garden with heated outdoor pool • 7 bedroom suites • staff/guest annexe • beautifully interior designed

Local information

Burwood Park is a private residential estate on the outskirts of Walton-on-Thames and close to Weybridge. 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. Its roads are a geometric design within an approximate semicircle and many of its roads have entrances with automatic bollards.

Shops catering for day-to-day needs are available in Walton-on-Thames and Weybridge, whilst the towns of Kingston Upon Thames and Guildford offer more extensive amenities. The local area benefits from a number of excellent restaurants and pubs.

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 Heathrow and Gatwick airports are both within easy reach.





About this property

This stunning property is set behind electric gates offering seclusion and security.

It incorporates the latest in modern technology including air conditioning and lit coffered ceilings to the principal rooms, concrete floors with under floor heating throughout and full independent zoned/room controls and central control system, great ceiling heights with elegant tall doors.

The front door opens into an impressive entrance hall with tiled porcelain flooring and a central galleried staircase with lantern above. The entrance leads to a dining room which overlooks the south facing gardens to the rear.

At ground floor level there are four further reception rooms, that include an elegant drawing room, cinema/media room, study and family room with bi-fold doors that open onto the rear terrace and pool area.

There is a bespoke kitchen/family room with state of the art fitted appliances, a central island and sliding doors opening up to the Loggia, creating the perfect place to entertain friends and family.

A particular feature of this property is the impressive temperature controlled wine cellar, ideal for the avid wine connoisseur.

There is also a utility room and shower room accessed via the kitchen and garage. As well as a guest cloakroom and coat store.

The first floor comprises five

bedroom suites, and includes a grand master bedroom suite with bespoke fitted his and hers dressing rooms and en suites complete with Villeroy & Boch vanities. Each bedroom and bathroom include high end fixtures and fittings and one has access to a balcony.

There is a self contained annexe with its own entrance and links to the main house.

On the second floor there are two further bedroom suites, one currently being used as a gym.

To the rear is the beautifully landscaped south facing garden which is fitted with an irrigation system. In addition there is a loggia, ideal for summer or winter entertaining and an outdoor swimming pool.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Viewing

Strictly by appointment with Savills

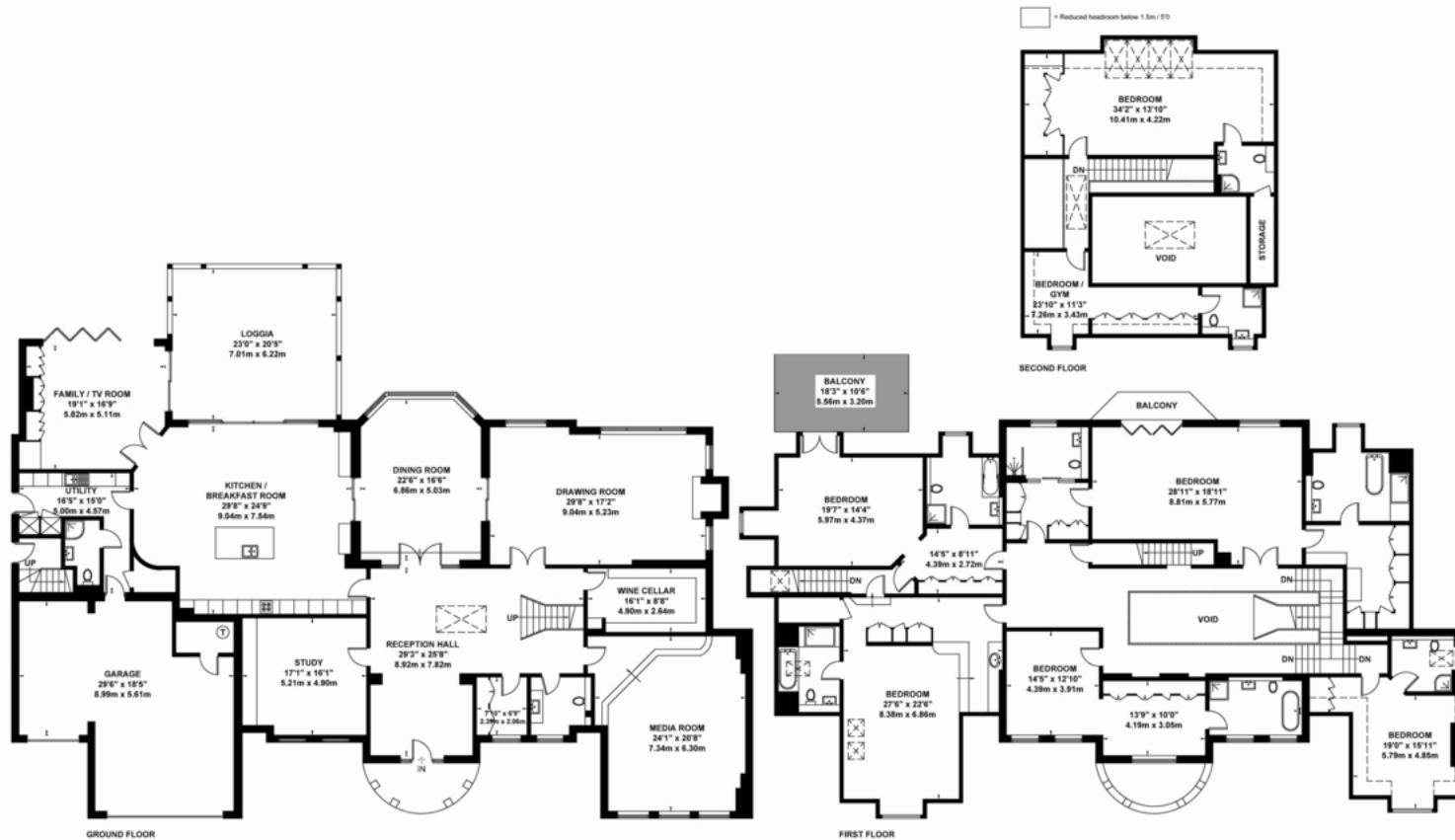








Chargate Close, Burwood Park
Approximate Gross Internal Area = 906.0 sq m / 9752 sq ft
(Including Garage)
Loggia = 42.5 sq m / 457 sq ft
Total = 948.5 sq m / 10,209 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	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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