



# A stunning family home in the heart of Ashley Park

**Merrilands, 181 Silverdale Avenue, Ashley Park, Walton-on-Thames, Surrey KT12 1EL**

Freehold





Situated in a desirable estate • close to Walton town centre and the mainline station • beautiful landscaped garden • outdoor pool • generous reception space

#### Local information

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.

#### About this property

An impressive property set within beautiful, well maintained landscaped gardens.

An inviting entrance hall leads through to all the principal reception rooms. The formal dining room has a lovely welcoming feel with double doors out to the garden, a great space to entertain your guests.

The magnificent drawing room which has an open fireplace as its focal point and overlooks and gives access out to the garden. The fully fitted study is flooded with the morning sunshine making it an ideal place to work. Whilst the TV room located to the front of the property is the perfect place for family time.

The stunning open plan kitchen/breakfast/family room is situated at the rear of the property. A lovely bright space with a sky light above and bi-fold doors opening out to the garden. There is access to the utility room, integral garage, boot room and second entrance.

The oak staircase with original panelling leads up to the first floor. From here you have access to the impressive double aspect main bedroom suite, four further bedrooms, two en suite, and a family bathroom. All bedrooms have fitted wardrobes.

A particular feature of the property is the beautifully landscaped garden, with an outdoor pool. Throughout the garden is an irrigation system and a huge variety of flowering shrubs, plants and trees including a delightful acer.

#### Tenure

Freehold

#### Local Authority

Elmbridge Borough Council

#### Viewing

Strictly by appointment with Savills

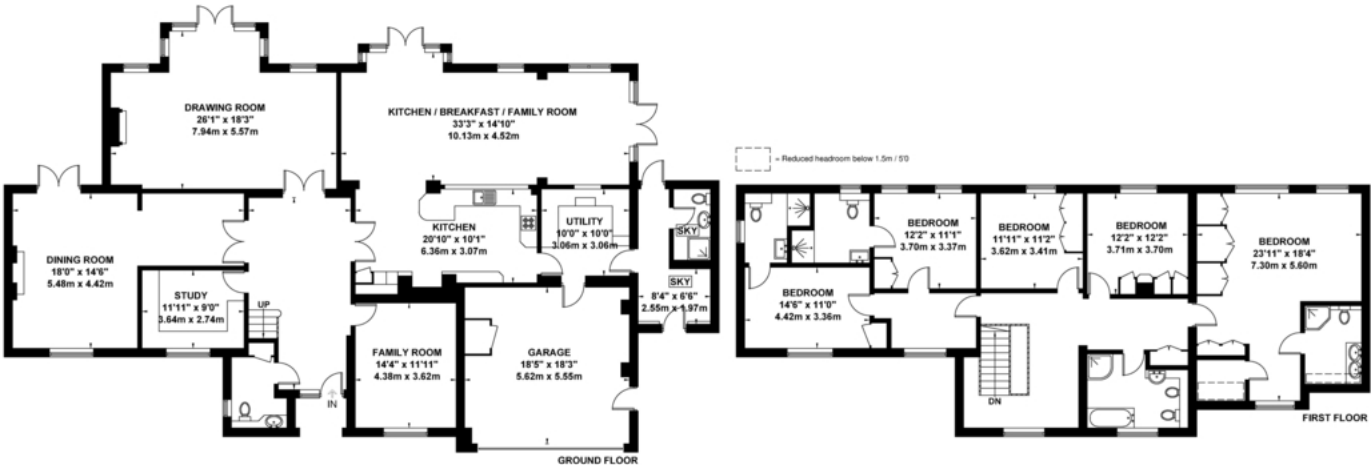






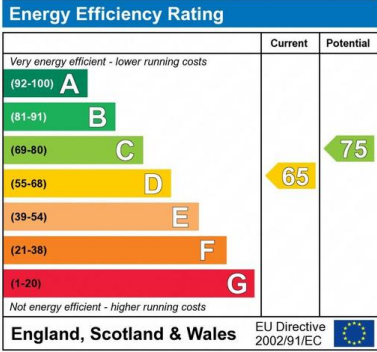
# Silverdale Avenue, Walton On Thames

Approximate Gross Internal Area = 405.3 sq m / 4362 sq ft



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