



Exciting opportunity to acquire a Victorian Villa

16 Green Lane, Hersham, Walton-on-Thames, Surrey KT12 5HD

Guide £600,000 Freehold



Fantastic opportunity • Scope to redevelop and renovate • South west facing garden • Garage • Off street parking

Local information

Hersham was originally called Heverisham, meaning the piece of land that runs along the bend in the river Mole. At its heart is The Green which, as well as being a play area for dogs and children, the community hosts several events throughout the year there including the popular Hersham Beer Festival, a travelling fair and local fêtes.

In 1907, William Whiteley of Whiteley's store in Bayswater left £1m in his Will for the provision of housing for retired members of commercial trades. And so Whiteley Village was born. It is a very special community in Hersham, specifically designed to cater for retired residents. Whiteley Village allows members of the local community to run clubs and activities from its halls, swimming pool (especially suitable for babies and young children) and playing fields. This special village continues as a success story to this day.

Hersham Village boasts a large Waitrose and a Lidl as well as a selection of shops, restaurants and cafés. Hersham also has some excellent pubs that draw visitors from beyond the local area to enjoy the food, drink, atmosphere and occasional live music too.

Garson's Farm is a local family run business on the borders of Hersham. Offering fresh farm produce, including pick your own fruit and vegetables, as well as gifts, a well-stocked garden centre and café. A fabulous trip out for the whole family throughout the year.

For those who love sports, Hersham is home to Esher Rugby club, football and golf clubs and cricket too. The village also offers other activities and clubs for children and adults such as dance. There is a ceramic café in the town for those who want to spend time together doing something creative.

If you have a love of animals and the great outdoors, you may wish to volunteer at the local greyhound rescue centre. You get to enjoy some lovely walks and the dogs enjoy spending time with you. There is a well-established horse riding stables who cater for all levels of riding.

Hersham train station is on the direct line into London Waterloo from 24 mins. Perfect for those who travel into town for work or who enjoy London nights out. Hersham Village is also within easy access of M25 Junction 10 and the A3.

Please note all distances and times are approximate.



**About this property**

An exciting opportunity to convert this detached Victorian Villa into a family home. The property is currently arranged into two apartments and is located approximately half a mile from Hersham Village.

The ground floor currently comprises of a spacious reception room with feature bay window and a focal fireplace, a dining room which leads through to a kitchen and a bathroom. The first floor has a spacious hall, two double bedrooms, a bathroom and a kitchen.

The property further benefits from a single garage to the rear of the property and private driveway for off street parking at the front of the property.

Please note the two apartments currently fall into Band B for council tax but this will be subject to change if converted into one dwelling.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Council Tax

Band = B - for both apartments

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills




Green Lane, Hersham

Approximate Gross Internal Area = 88.7 sq m / 954 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		80
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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