



Wonderful family home with a beautiful garden

30 Hersham Road, Walton-on-Thames, Surrey KT12 1JX

Guide £1,895,000 Freehold



Period home • Scope for modernisation and renovation subject to planning permission • Stunning rear garden • Self contained annexe • Approx 0.5 of a mile from both Walton High Street and Walton mainline station

Local information

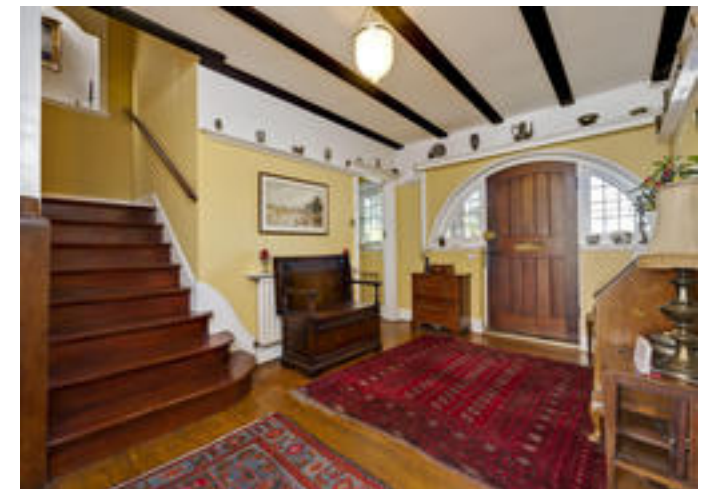
Walton on Thames is located on the south side of the River Thames, with a most impressive landmark – a stunning road bridge that spans the Thames between Walton and Shepperton. The current bridge is the 6th to be built here since 1750. The town began as a small Celtic settlement. It is recorded in the Domesday book as Waletona, or 'Welsh Town'. The name has evolved over time to become Walton on Thames.

The river access makes this town a perfect place to live if you have a love of the outdoors. There is ample opportunity for activities such as walking, cycling, running and the plethora of watersports that are available. There are also clubs for tennis, rugby, football, dance, theatre and much more. During the 1st World War, Walton on Thames provided medical treatment for Soldiers from New Zealand. There is still a Kowhai tree, native to New Zealand, planted opposite the New Zealand Avenue entrance to The Heart and bearing a memorial plaque.

Today, the town is served by several primary schools, both private and public sector and two large Secondary Schools, The Three Rivers Academy and Heathside Academy. Walton on Thames is also within easy access of several private secondary schools, nurseries and 6th form colleges.

Walton on Thames regularly hosts Farmers Markets, French Markets and Vegan Markets, offering a delightful range of specialist food stalls and products. There are a range of shops, including an M&S Food Hall and a new Aldi and several restaurants, pubs and cafés. In keeping with its movie-making history, Walton on Thames has an Everyman Cinema. There is also the Cecil Hepworth Theatre which hosts several theatre productions a year and a modern, well equipped leisure centre and swimming pool. Together with local art galleries, museums, historic houses and gardens nearby, there is never a shortage of things to do.

The town is between junctions 10 and 11 of the M25 and is on a fast train line into London Waterloo. Journey time from 30 minutes. Please note distances and times are approximate.





About this property

Approached by a large driveway, this period home retains many of its original features. Located approximately 0.5 of a mile from both Walton High Street and Walton mainline station, this is the perfect home for those looking to put their own stamp on a family home.

The spacious entrance hall welcomes you into the home with original wood flooring and beams. There is a formal dining room with a lovely bay window overlooking the front of the property and a feature paneling. There is both a formal reception room and an informal sitting room which give access to the light and bright conservatory with views extending onto the lovely garden. There is a spacious kitchen/breakfast room with a separate utility room which further provides access to the integral garage. A cloakroom completes the accommodation on this floor.

On the first floor, the main bedroom has an en suite and built in storage. There is a further three bedrooms and a family bathroom. There are another two bedrooms with access to the eaves for storage on the second floor. There is an additional self contained annexe on the first floor which is accessed via a separate staircase from the kitchen, complete with a bedroom, sitting room, kitchen and bathroom.

Externally there is a large driveway with parking for several cars and a beautiful, south west facing garden which is mainly laid to lawn and is surrounded by mature shrubs and trees, offering privacy and seclusion from neighbouring properties. There is

also a patio area at the rear of the house, which is the perfect space for al fresco dining.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Council Tax

Band = H

Energy Performance

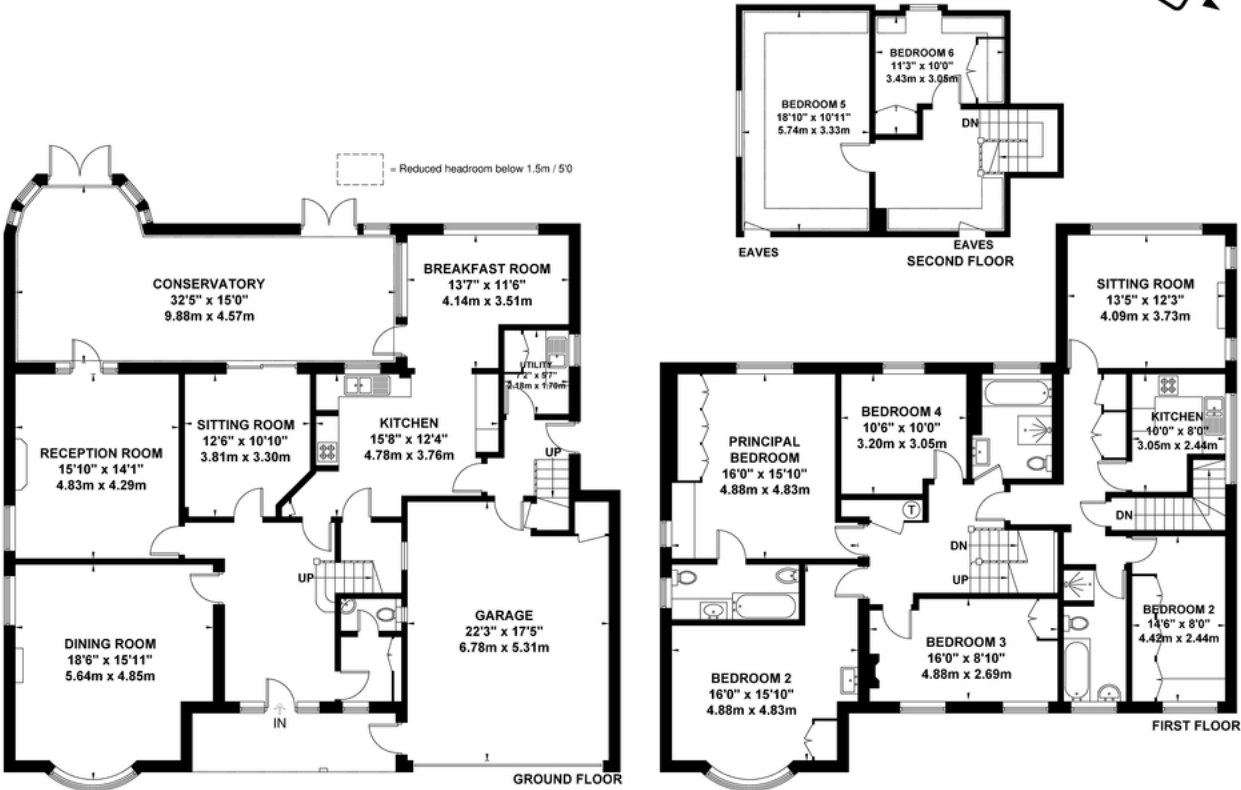
EPC Rating = F

Viewing


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



Hersham Road, Walton On Thames
Approximate Gross Internal Area = 392.2 sq m / 4221 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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