



Three bedroom family home on a private road

19a Ashley Rise, Walton-on-Thames, Surrey KT12 1NE

Freehold



Scope for redevelopment and modernisation STPP •
Prestigious private road in Walton-on-Thames • Mature
garden • Off street parking for several cars • Approx 0.4
of a mile from 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.

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

Built in the classic Edwardian style, this lovely three bedroom family home retains many of its original features and has fantastic opportunity and scope to extend and redevelop, subject to the usual consents.

The original features throughout include ornate plasterwork and cornicing, high ceilings, open fireplaces and original flooring.

The functional kitchen is fitted with a variety of cupboard space and scope to modernise. The formal dining room retains original character, visible in the plaster detailing on the ceiling, the characteristic large window and fireplace as the focal point. The reception room, to the rear, is a quiet sanctuary to relax and unwind after a long day, there is a feature fireplace and French doors leading out to the garden patio area, which is ideal for al fresco dining. There is a cloakroom completing the accommodation on this floor.

The spacious first floor landing provides access to all three of the bedrooms which are all complete with fitted storage. There is also a family bathroom.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Council Tax

Band = G

Energy Performance

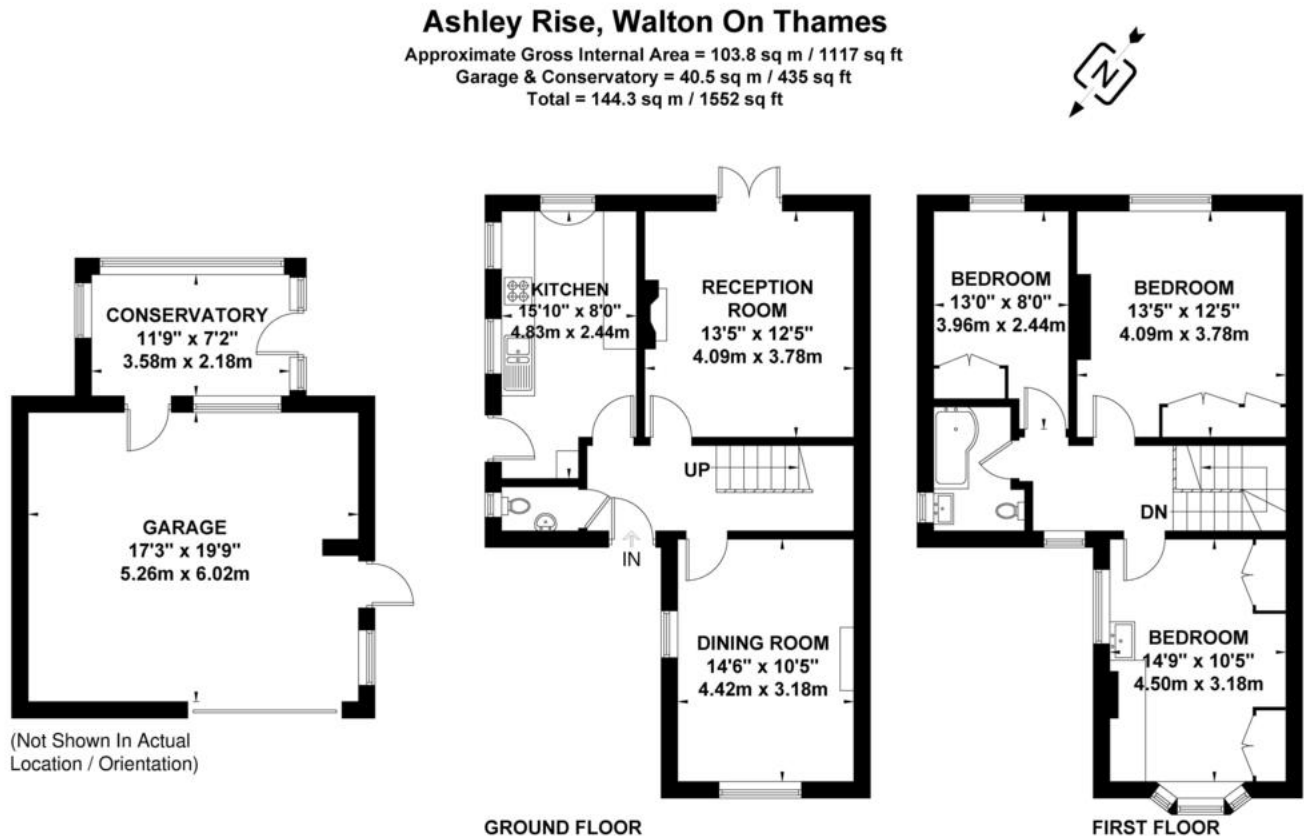
EPC Rating = E

Viewing

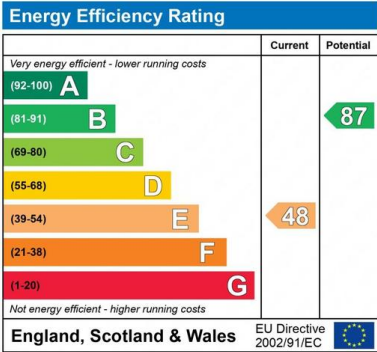
All viewings will be accompanied and are strictly by prior arrangement through Savills



Externally you approach the property via a gravel driveway with parking for several cars. The property is well screened from the road by mature shrubs and trees. The property also benefits from having a garage with adjoining rear conservatory. A true feature is the enclosed mature garden laid mainly to lawn with ample space for children to play.



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