



Five bedroom home, half a mile from Walton station

**2 The Grange, Midway, Walton-on-Thames, Surrey KT12 3HN**

Guide £1,450,000 Freehold





Flexible living accommodation • Main bedroom with en suite • Good sized garden • Double garage • Popular residential area in Walton-on-Thames

#### 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.

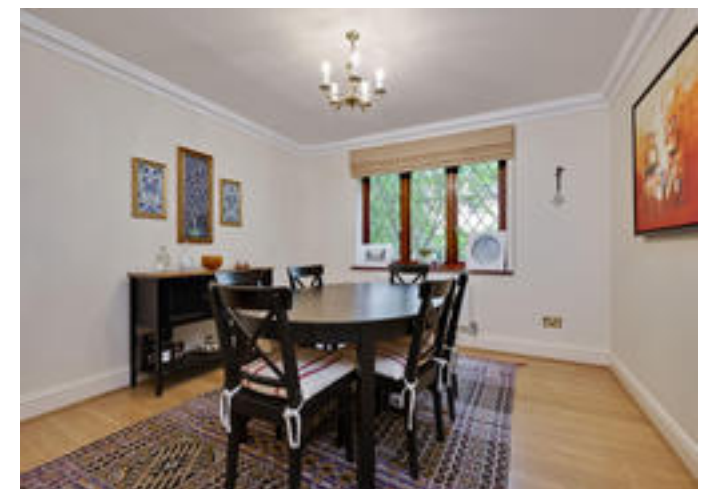
The area also had a passion for racing and in the 1940's and 50's HWM (Hersham and Walton Motors) built racing cars including Formula 1 cars driven by legends including Stirling Moss. HWM is still very much part of the town and after winding up the racing car business, took a franchise in iconic Aston Martin cars.

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

This lovely family home offers generous living accommodation and a mature private garden, situated in a quiet cul-de-sac location off a private road.

The kitchen/breakfast room is double aspect creating a light and bright space. Leading off the kitchen is the utility room with separate access to the garden. The generous reception room spans the width of the house and has a feature fireplace providing the focal point within the room. This room further benefits from double doors leading out to the garden. The dining room is also set off the entrance hall and has views over the garden. Also situated on the ground floor is the study and a cloakroom.

The staircase leads you up to the first floor which comprises the double aspect main bedroom with fitted wardrobes and an en suite. Four further bedrooms and a family bathroom complete the accommodation.

Externally there is mature private garden with a patio area which is perfect for summer entertaining, double garage and driveway parking for two cars.



#### Tenure

Freehold

#### Local Authority

Elmbridge Borough Council

#### Council Tax

Band = G

#### Energy Performance

EPC Rating = C

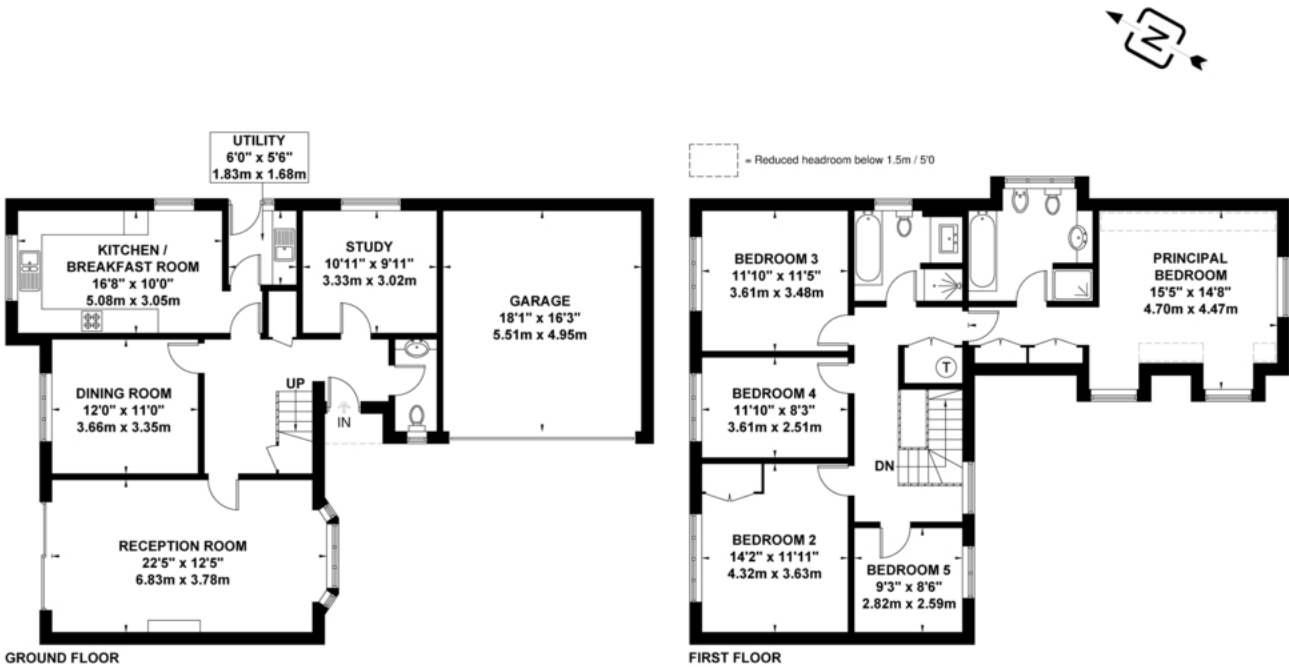
#### Viewing

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



## The Grange, Midway, Walton On Thames

Approximate Gross Internal Area = 215.8 sq m / 2321 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	78
England, Scotland & Wales	EU Directive 2002/91/EC	

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