



{ ASHLEY CLOSE
WALTON-ON-THAMES, SURREY, KT12

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

**Ashley Close, Walton-on-Thames,
Surrey, KT12**

**OIEO £1,700,000
Freehold**

 **6 Bedrooms**
 **4 Bathrooms**
 **4 Receptions**

Features

No Onward Chain, five bedrooms, (dressing room to master bedroom), sixth bedroom/annex with kitchenette and en-suite, sitting room, family room, gym/games room, study, kitchen/breakfast room, utility room, cloakroom, 4 bathrooms (2 ensuite), swimming pool, pump room, double length garage, garden, No onward chain, EPC: D

Hamptons

24-26 High Street
Weybridge, Surrey, KT13 8AB
01932 859933
weybridge@hamptons.co.uk
www.hamptons.co.uk

An internal viewing is strongly recommended. Tucked away towards the end of a highly sought after cul de sac and close to local amenities this substantial family home offers just less than 5,000 square ft of accommodation over two floors. No onward chain

The Property

Tucked away towards the end of a highly sought after cul de sac and close to local amenities this substantial family home offers just under 5000 sq ft of accommodation over two floors. The property offers flexible living accommodation with generously proportioned rooms throughout, together with a ground floor annexe with its own bathroom and kitchenette. One of the striking features of this property is the impressive 29ft x 26ft drawing room with full length glazed doors opening to the garden. This open plan principal reception room with feature fireplace incorporates a dining area, a lounge and a bar area making this room fantastic for entertaining and capturing views to the garden. The ground floor offers a further three separate spacious receptions rooms which are versatile in their use to suit the occupier. To the first floor there are five double bedrooms, the principal bedroom has a large dressing room and en-suite bathroom with its own sauna and the remaining four bedrooms are serviced by the two family bathrooms.

Outside

Set in a secluded southerly aspect plot of just under half an acre this garden is ideal for families. The driveway provides plenty of parking and leading to the double garage and car port. To the rear the garden provides plenty of lawn for children to play, a large sun terrace for entertaining and an outdoor swimming pool and pool house.

Location

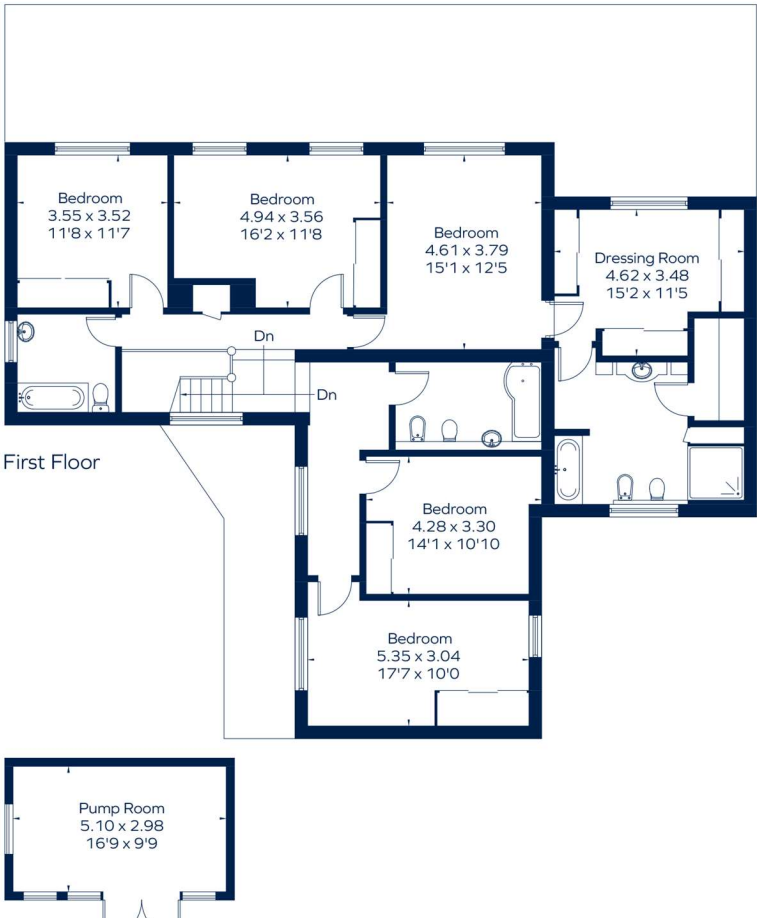
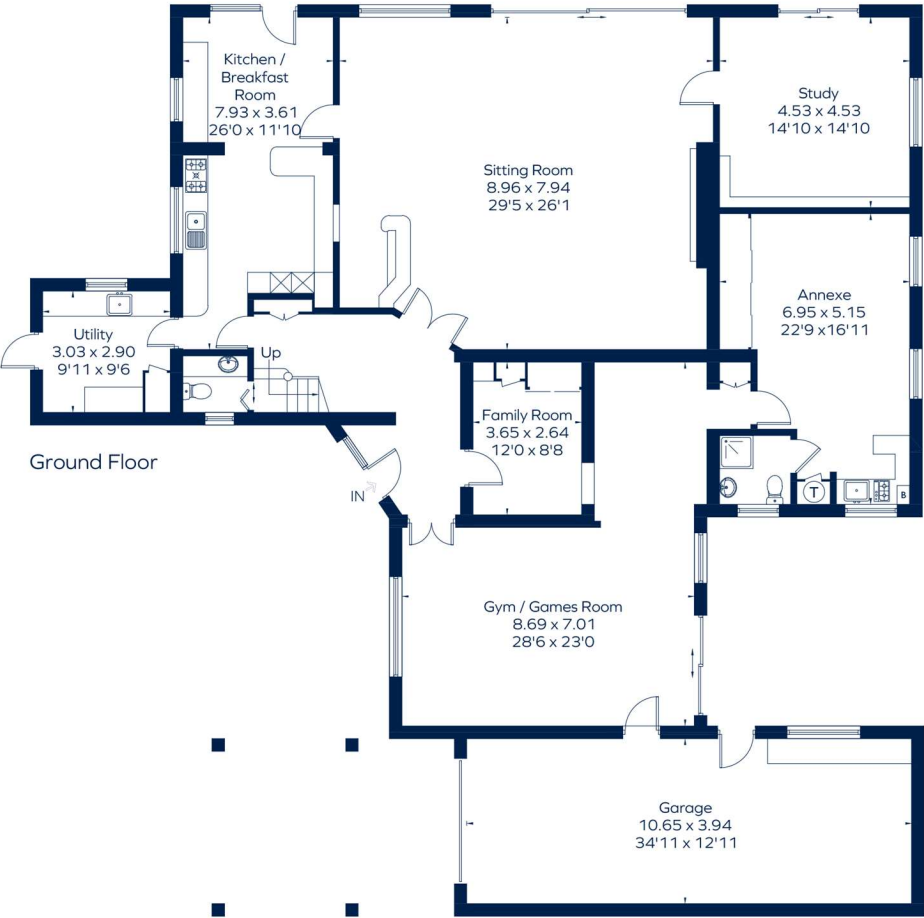
Located at the end of quiet no through road with direct access to Ashley Park. Walton town centre is within half a mile offering an excellent range of shops including the new Heart indoor shopping centre. Walton mainline station is within 1.5 miles. There are excellent educational and recreational facilities including schools, both state and private, tennis, golf and health clubs and access to some of the most attractive countryside near the river Thames. The A3 is within 4 miles for London and major airports via the M25.

{ SIX BEDROOM DETACHED HOUSE WITH ANNEXE

Approximate Area = 437.5 sq m / 4709 sq ft (Including Garage)

Pump Room = 15.3 sq m / 165 sq ft

Total = 452.8 sq m / 4874 sq ft



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 274290

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		64	77
EU Directive 2002/91/EC			

