



Sandacre | Walton-on-Thames

CURCHODS

160 Park Close | Ashley Park | Walton-on-Thames | Surrey | KT12 1EW

A nearly new luxury home set on a gated, secluded plot exceeding 0.6 of an acre with a westerly orientation combining a contemporary theme with grand proportions.



As you approach Sandacre with its wrought iron double gates you realise immediately that you have stumbled across a rather special home in this sought after gated estate perfect for commuters and just a short stroll from Walton's high street facilities with its fine selection of retail outlets, family friendly restaurants and river-side ambience. Our clients over the course of the last twelve to eighteen months have meticulously and passionately created this impressive super home which cleverly combines the latest in modern technology to an exceptional and individual quality on this plot in excess of 0.6 of an acre.

The elegant Limestone tiled reception hall provides that welcoming first impression which spans the majority of the ground floor and compliments the extensively fitted and bespoke study furniture. The hub of this tremendous home is very much the dining/kitchen/family room area which is free-flowing and perfect for young families and entertaining whilst overlooking the secluded and landscaped gardens, perfect for those long summer afternoons with bi-folding doors providing access from family room to the sun terrace. The kitchen is extensively fitted with a fantastic range of Walnut units complimented by Silestone Natural Quartz work surfaces plus a selection of Wolf stainless steel appliances including double oven, warming drawer and Miele combination oven plus separate steam oven. There is also a sub-zero fridge-freezer and wine fridge. There is also a separate utility room plus downstairs cloakroom.

On the first floor the master suite is quite superb with en-suite dressing room and stunning bathroom utilising the latest quality sanitary ware. All of the remaining bedrooms on this floor enjoy en-suite facilities and our client currently utilises bedroom 2 as a gymnasium with Amtico flooring with doors to a balcony and steam shower. The second floor is extremely flexible with two further bedrooms one with an en-suite facility and there is a quite superb media/bonus room with kitchen area and en-suite w.c.

Additional features include air conditioning spanning the majority of rooms, a Sonos system, computerised irrigation system and swimming pool with walk-on pool cover. The driveway provides parking for plenty of cars and leads to the double integral garage and the gardens are quite superb, professionally landscaped and secluded with wide sun terrace ideal for summer and leisure entertaining.



At A Glance

- Reception Hall
- Drawing Room
- Family Room
- Dining Area
- Kitchen
- Study
- Play Room
- Utility Room
- Downstairs Cloakroom
- Master Bedroom With En Suite And Dressing Room
- 3 First Floor Bedroom Suites
- 2 Second Floor Bedrooms
- Family Bathroom
- Media / Bonus Room
- Double Integral Garage



Location & Directions

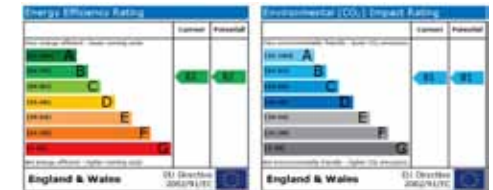
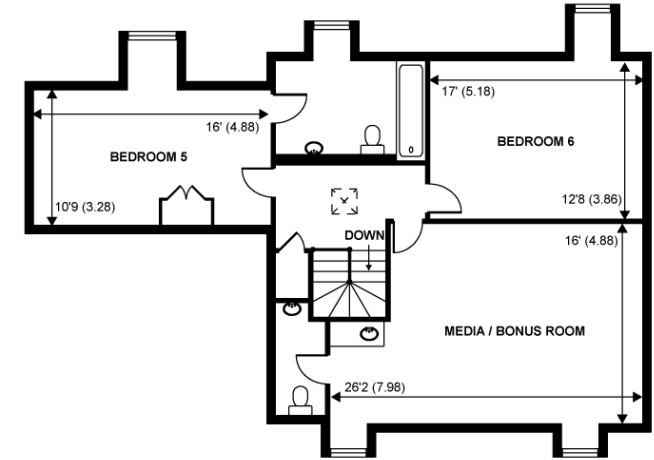
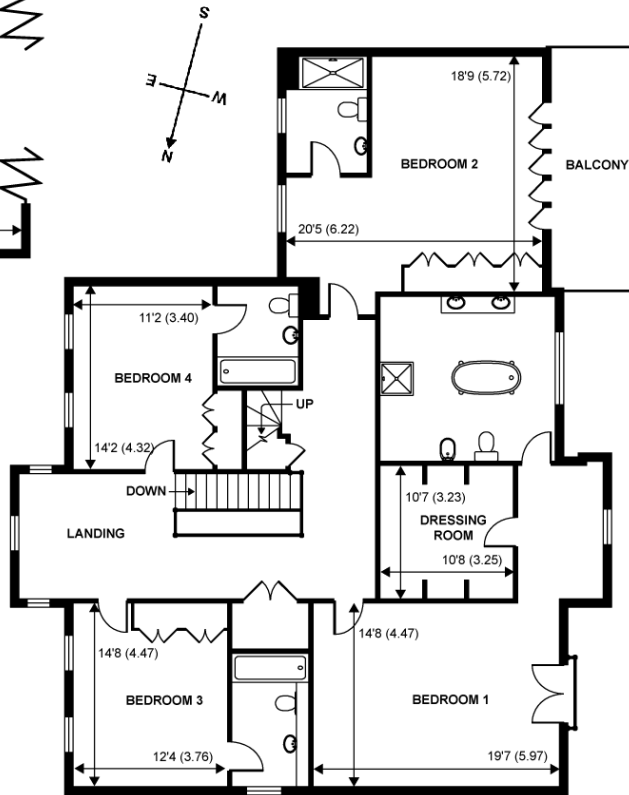
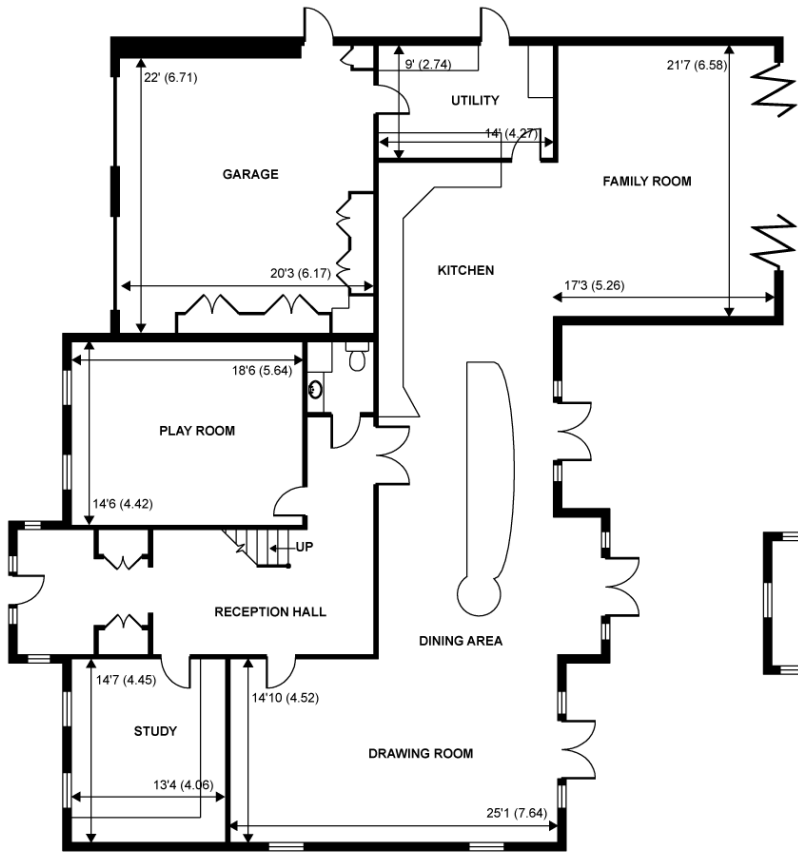
Walton-on-Thames is renowned for its picturesque location on the River Thames and easy access to some of the finest countryside in Surrey. Central London is approximately 20 miles away with the A3 and M25

motorways also close by. Ashley Park is close to Heathrow and Gatwick Airports being in the region of 30 minutes, whilst fast trains run from Walton-on-Thames station to London Waterloo. This part of Surrey has an enviable

reputation for its many first class state and private schools and a wide selection of Golf courses and recreational facilities.

Directions: From our office proceed up the Ashley Road turning right at the roundabout

into Ashley Park. Follow Ashley Park Ave to the right hand side and turn left into Silverdale Ave. At the junction with Ireton Ave turn right and first right again into Park Close. Sandacre will be found at the end on the left hand side.



Energy Efficiency Rating:
The higher the rating the more energy efficient the home is and the lower the fuel bills will be.
(A=high rating, G=low rating).

Environmental (CO₂) Impact Rating:
The higher the rating the less impact the home has on the environment in terms of carbon dioxide emissions.
(A=high rating, G=low rating).

IMPORTANT NOTICE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Viewings & Further Information

Curchods Estate Agents | 79 High Street | Walton on Thames | Surrey | KT12 1DNP

01932 247777 | walton@curchods.com | www.curchods.com