



A stunning home built by iLife Developments

**Swan House, 23 Broadwater Close, Burwood Park, Walton-on-Thames, Surrey KT12 5DD**

Freehold



ILIFE DEVELOPMENTS







4 reception rooms • kitchen/breakfast/family room  
• luxury master bedroom suite • 5 further bedrooms  
(3 suites) • games room • home office • beautiful  
landscaped garden with outdoor pool

#### Local information

Burwood Park is a private residential estate on the outskirts of Walton-on-Thames and close to Weybridge. It consists of approximately 400 detached houses dating from the early 20th century to the present day in the heart of the Surrey commuter belt. Its roads are a geometric design within an approximate semicircle and many of its roads have entrances with automatic bollards.

Shops catering for day-to-day needs are available in Walton-on-Thames and Weybridge, whilst the towns of Kingston Upon Thames and Guildford offer more extensive amenities. The local area benefits from a number of excellent restaurants and pubs.

The area offers some excellent independent, state and international schools, including ACS Cobham International School, St. George's School, Notre Dame Preparatory School and Shrewsbury House Preparatory School.

Outstanding leisure facilities are nearby including superb golf at Burhill, Wisley and Wentworth, with horse-racing at Sandown Park, Kempton Park, Epsom and Ascot. Private leisure pursuits can be found at St. George's Hill Tennis Club, David Lloyd Fitness Centre, Penny Hill Park and the Weybridge Health Centre. Polo is available at Ascot Park, Guards Polo Club and the Royal Berkshire Polo Club.

Direct access to the A3 and the M25 (junction 10) is just three miles away, and there is a main line rail service to London Waterloo (30 minutes). London Heathrow and Gatwick airports are both within easy reach.





**About this property**

The luxurious property provides beautifully balanced accommodation ideal for both family life and more formal entertaining.

It incorporates the latest in modern technology including air conditioning in the drawing room, family room, study, master bedroom and the top floor as well as concrete floors throughout. It has an abundance of light complimented by gorgeous materials and state of the art specifications.

The front door opens into an impressive entrance hall with a striking staircase, galleried landings above and a beautiful chandelier providing the focal point.

On the ground floor there are four reception rooms, that include an elegant double aspect drawing room with double doors out to the rear garden. The formal dining room is situated at the rear, as soon as you enter the house you are immediately drawn to this striking room with views out to the garden. There is a cinema room to the front of the property, this is a great way to get the family together to enjoy movie nights.

The generous kitchen/breakfast/family room runs the length of the property. The bespoke kitchen has a range of fitted appliances, high gloss units and a sociable central island with breakfast bar. There is also a practical pantry off the kitchen. The breakfast area, with bi-fold doors, opens out to the loggia allowing more light to flood into this stunning entertaining space. The elegant family area

completes this room and is a great space to relax and unwind.

The family room leads off the kitchen and out to the garden, this bright and versatile space could also be ideal for a children's playroom.

The utility room is fitted with a selection of units and gives access to a second cloakroom, boiler room and out to the side of the house. The ground floor accommodation is completed by a guest cloakroom and coat cupboard.

The first floor comprises four bedroom suites, which include a grand master bedroom suite with a Juliette balcony overlooking the rear garden, bespoke fitted his and hers dressing rooms and individually designed luxury bathrooms.

On the second floor there is a fabulous games room, a great space for teenagers to hang out. There are two further bedrooms, one which is currently being used as a gym, and an elegant bathroom.

There is a home office above the garage, with a shower room and its own entrance, this could be ideal for a live in nanny. The property sits on a beautifully landscaped plot with a loggia, an outdoor swimming pool and a full irrigation system.

**Tenure**

Freehold

**Local Authority**

Elmbridge Borough Council



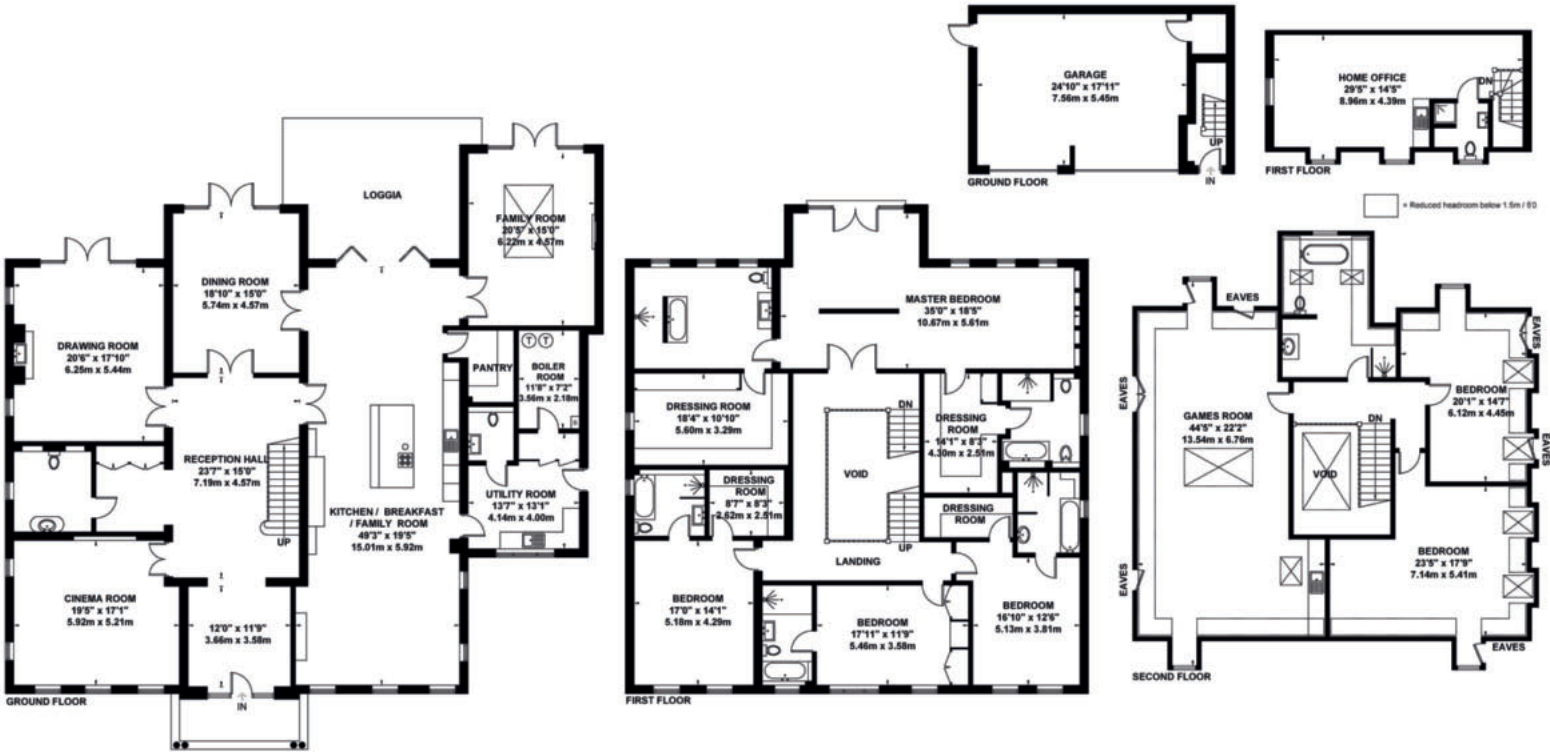






Broadwater Road, Burwood Park, Walton On Thames

Approximate Gross Internal Area = 740.0 sq m / 7965 sq ft  
Outbuilding = 86.3 sq m / 928 sq ft  
Total = 826.3 sq m / 8893 sq ft  
Including Loggia 854.2 sq m / 9194 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	87
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	