Seymours

Cottimore Lane
Walton-On-Thames, Surrey, KT12 2BU
£525,000 Offers In Excess



Property details

- 3 bedrooms
- 1 bath
- EPC Rating C
- 926 sq. ft
- Hersham 1.2 miles

- Three-Bedroom Period Cottage
- 0.6 Miles From The River Thames
- Near To Great Local Schools And Walton Town Centre
- Front Aspect Lounge With Bay Window
- Separate Dining Room
- Open-Plan Kitchen/Diner
- Under Floor Heating
- Wireless and Remote Controlled Lighting System
- Re-Fitted Kitchen
- Modern Bathroom
- Plantation Shutters
- Rear Garden Is Over 60' Long With Artificial Lawn And Patios Areas
- Superb Home Office
- Pretty Front Garden

This beautifully presented, three-bedroom period cottage effortlessly blends character charm with modern design, offering a delightful home in a highly convenient and sought-after location.

Ideally located just 0.6 miles from the River Thames and within easy reach of Walton town centre, excellent local schools, and mainline train stations.

The ground floor offers a bright front-aspect living room with bay window, a separate dining room, and a contemporary kitchen arranged in an open plan layout perfect for modern living. The property further benefits from plantation shutters throughout, and a wireless remote-controlled heating and lighting system.

Upstairs comprises two generous double bedrooms, a single bedroom, and a modern family bathroom.

Externally, the property has a rear garden extending over 60 feet providing a low maintenance outdoor retreat with artificial lawn, patio seating areas, and a standout home office - perfect for remote working or creative use.

A charming front garden enhances the cottage's attractive kerb appeal.

Ideally positioned within the catchment area of highly regarded schools, including Ofsted Outstanding Walton Heathside, and Grovelands Primary.

The property is also conveniently located for Hersham and Walton-on-Thames mainline stations, offering excellent transport links in to London.

Location

Transport Links
Hersham – 1.2 miles
Walton-on-Thames 1.3 miles

Schooling Facilities
Primary
Grovelands Primary School
Ashley CofE Aided Primary School
Walton Oak Primary School
Cardinal Newman Catholic Primary School

Secondary
Heathside Walton School
Three Rivers Academy
Thamesmead School
Halliford School

Council tax band: Tax band D
Local authority: Elmbridge Borough Council





VERY CLOSE TO THE
RIVER THAMES

PERIOD COTTAGE WITH
60’ FOOT GARDEN &
HOME OFFICE

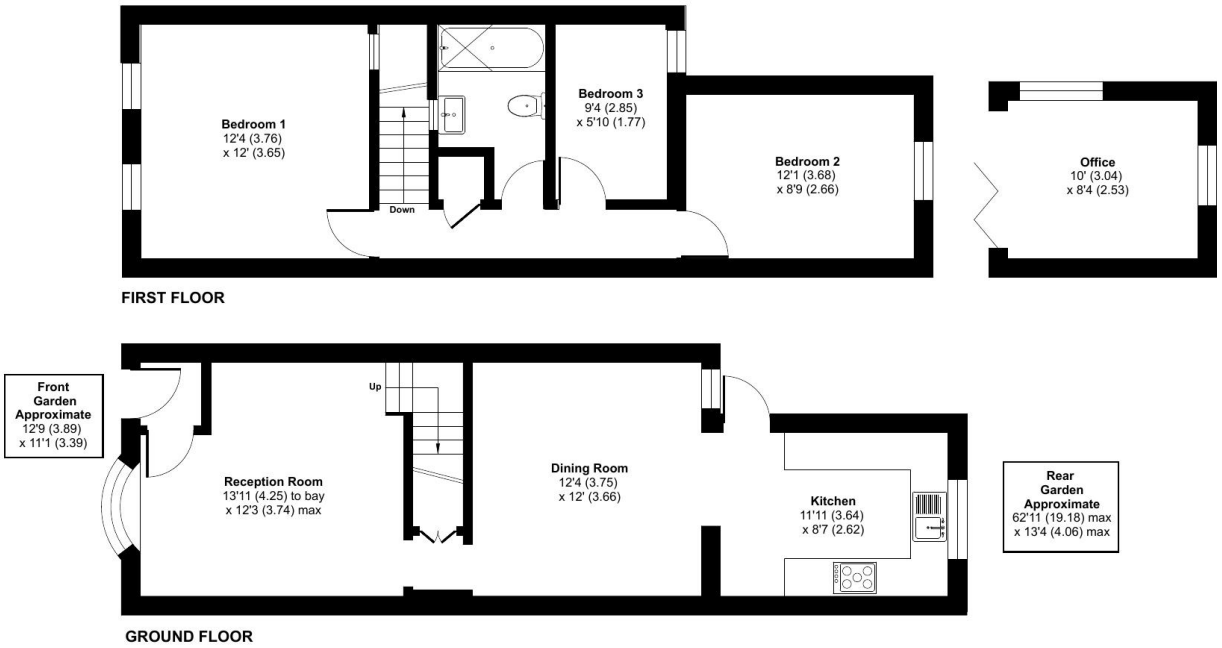




Floorplan

Cottimore Lane, Walton-On-Thames, Surrey, KT12

Approximate Area = 926 sq ft / 86 sq m
Office = 83 sq ft / 7.7 sq m
Total = 1009 sq ft / 93.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seymours Estate Agents. REF: 1408242







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