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ADELAIDE ROAD

WALTON-ON-THAMES • SURREY

ADELAIDE ROAD, WALTON-ON-THAMES, SURREY, KT12 1NA

Welcome to this stunning modern detached home in The Ashleys, a sought-after Surrey location moments away from Waltons high street and mainline commuter service to central London. Boasting in excess of 5700 square foot over three floors including seven spacious bedrooms, this property exudes a perfect blend of charm and sophistication. The interior is bright and inviting, with luxurious finishes and ample natural light throughout. The well-maintained landscaped gardens offer a peaceful retreat, perfect for relaxing or entertaining guests. Underfloor heating runs through out the ground and first floors.

Nestled behind double wrought iron gates, this thoughtfully designed family home masterfully blends modern aesthetics with practical living.



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ACCOMMODATION & SPECIFICATION

From the moment you step inside, the cheerful but sophisticated ambiance is apparent, highlighted by tiled flooring that flows seamlessly into the kitchen/breakfast/family room, a true centre piece for family gatherings.

The kitchen showcases a contemporary flair with an impressive array of cabinetry paired with elegant quartz work surfaces and a breakfast bar, making it an ideal spot for meal prep or entertaining guests. It's equipped with a wealth of appliances, including a four-ring hob, multiple ovens, a coffee machine, an American-style fridge/freezer, and a dedicated wine/champagne fridge. Expansive bi-fold doors grant access to the garden, while additional part-glazed doors lead to the drawing room. For added convenience, a utility room is fitted with ample storage units and provides internal access to the integral double garage.









The drawing room is an impressive size, featuring a central fireplace and bi-fold doors that seamlessly connect to the garden. The dining room is conveniently situated next to the kitchen, making it a fantastic space for entertaining. The study offers a practical setup, perfect for remote work or accommodating home study needs. Additionally, there is a cloakroom on the ground floor for added convenience. Ascend the easy rising staircase, adorned with wrought iron balustrades and chrome handrails, which elegantly carries the contemporary theme throughout the first and second floors.

The impressive master bedroom suite features a luxurious fully tiled en-suite bathroom and a spacious dressing room. The other three bedrooms on this floor also come with their own unique en-suite bathrooms and dressing areas, ensuring a personal touch for everyone.

The second floor is designed to meet various needs, making it ideal for an au-pair or a dedicated space for teenagers or guests. It features two additional bedrooms, each with built-in wardrobes, along with a versatile bonus/media/games room or gym. You'll also find a fully equipped kitchen area and an extra bathroom. Notably, this floor comes with a C Bus lighting system and a Sonos music system, which is zoned into three separate areas for your convenience.

OUTSIDE

Nestled within a beautifully landscaped setting, the lawn garden and patio area exudes charm and tranquillity. The well-maintained garden, offers a lush green canvas that invites leisurely afternoons in the sun or enjoying playful moments with family and friends. Framed by mature borders, the garden is a vibrant tapestry of seasonal blooms and verdant foliage, creating a picturesque backdrop that changes with the seasons.

The patio is designed with high-quality paving, serves as an ideal space for outdoor dining and entertaining. Its generous size accommodates gatherings of all kinds, from casual barbecues to sophisticated soirées. Surrounded by the rich colours and textures of the mature borders, the patio feels like an extension of the home, seamlessly blending indoor and outdoor living.

The wrought iron electric gates add a touch of sophistication and security, effortlessly opening to reveal the paved driveway that provides ample parking for guests. The combination of the gates and the driveway not only enhances the property's curb appeal but also ensures a sense of privacy and exclusivity.

LOCATION

Walton on Thames, located south of the River Thames, offers outdoor activities, sports clubs, leisure facilities, and healthcare services. It boasts a variety of schools, hosts markets and has diverse shopping, dining, and entertainment options.

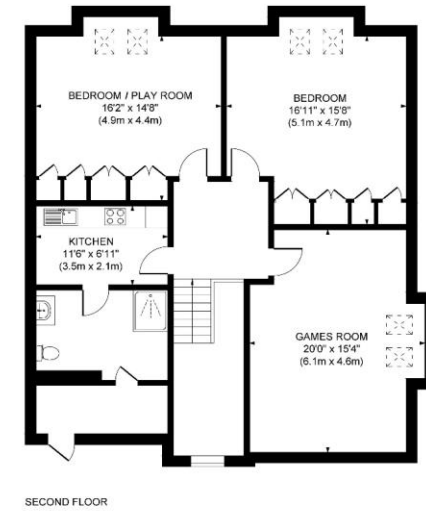
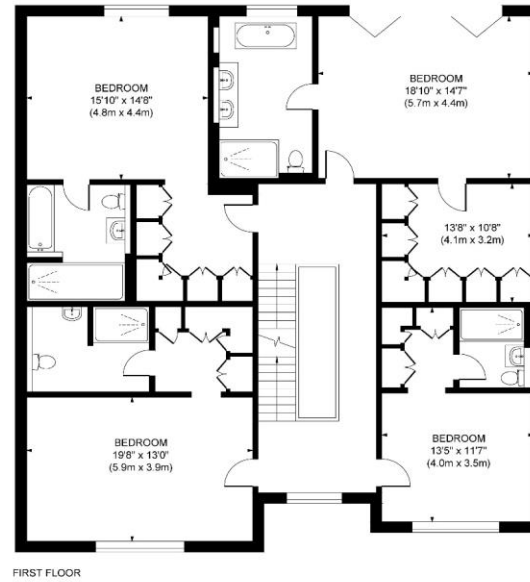
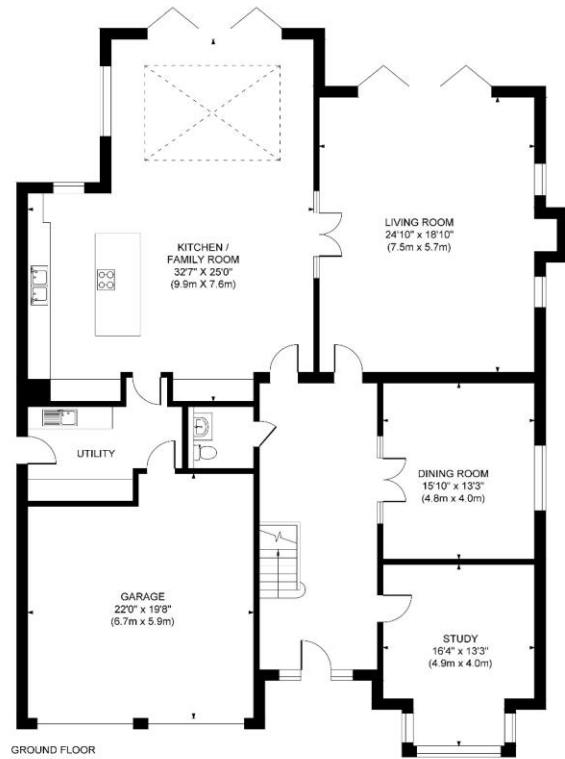
The town is conveniently situated between M25 junctions 10 and 11 and has fast train access to London Waterloo, with a 30-minute journey time.







Approximate Gross Internal Area
5776 sq. ft / 536.60 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



Seymours

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