



Hanson Place, Hersham Road
Walton-On-Thames
£1,195,000 Asking Price

Property details

-  4 bedrooms
-  3 baths
-  EPC Rating B
-  1739 sq. ft
-  Walton – 0.5 miles
- Brand New | Outstanding Specification | Three Floors of Contemporary Living
- The final remaining home within an exclusive gated development of just three residences
- Built by the renowned Berkshire Homes
- Solid concrete floors and underfloor heating across all three floors
- Approximately 0.5 miles from Walton-on-Thames mainline railway station
- Bespoke Shaker-style kitchen by Wooden Heart of Weybridge and high-spec integrated appliances
- Elegant reception room and impressive open-plan kitchen, dining and family space
- South-westerly facing rear garden
- Two allocated parking spaces, plus visitor parking and electric vehicle charging point
- Convenient access to Walton-on-Thames High Street, local highly regarded schools and major road links

A RARE OPPORTUNITY TO SECURE THE FINAL RESIDENCE IN AN EXCLUSIVE GATED DEVELOPMENT -

We are delighted to present the last remaining home within an exclusive collection of just three brand-new residences by Berkshire Homes. Ideally positioned on the westerly side of Hersham Road, this exceptional property combines contemporary elegance, outstanding specification and a highly convenient location, creating an ideal setting for modern family living.

Arranged over three thoughtfully designed floors, the accommodation offers a versatile layout, abundant natural light and carefully considered finishes. Solid concrete floors with underfloor heating throughout all three levels provide year-round comfort and a superb sense of quality.

The welcoming entrance features elegant herringbone flooring, leading to a sophisticated principal reception room and an impressive open-plan kitchen, dining and family space. A substantial roof lantern floods the room with natural light, while expansive sliding doors open onto the south-westerly facing garden, creating a seamless connection between indoor and outdoor living.

Individually fitted by Wooden Heart of Weybridge, the kitchen combines timeless Shaker-style cabinetry with stone work surfaces and extensive storage. Integrated Siemens appliances, a Qettle boiling-water tap and wine cooler complete the specification. A separate utility room and ground-floor cloakroom add further practicality.

The first floor features two well-proportioned bedrooms, each with its own en-suite facilities, alongside a separate study offering flexibility as a nursery or occasional fourth bedroom. On the second floor, a further bedroom benefits from its own individually styled bathroom, creating a private retreat.

Outside, the south-westerly facing garden provides an inviting setting for entertaining and relaxation. A paved sun terrace enjoys the afternoon sunshine, leading onto a lawn bordered by evergreen planting and shrubs. A useful side gate and garden storage shed add further convenience.

Additional features include an energy-efficient air source heat pump, electric vehicle charging point, excellent broadband connectivity, two allocated parking spaces and additional visitor parking.

Walton-on-Thames mainline railway station is approximately 0.5 miles away, offering direct services to London Waterloo. Walton High Street is also within easy reach, providing a variety of shops, cafés, restaurants and everyday amenities. The area is well suited to families, with a choice of highly regarded state and independent schools nearby. The River Thames and surrounding green spaces offer scenic walking and cycling opportunities, while convenient access to the M25, M3 and Heathrow Airport further enhances the commuter appeal.

Combining the exclusivity of a three-home gated development with exceptional specification, flexible accommodation and superb connectivity, this outstanding brand-new residence presents a rare opportunity to secure a premium home in a highly convenient setting.

With just one residence remaining, early viewing is highly recommended.

Location

Transport Links

Walton-on-Thames 0.5 miles
Hersham 1.2 miles

Schooling Facilities

Primary
Ashley CofE Aided Primary School
Walton Oak Primary School
Grovelands Primary School

Secondary
Three Rivers Academy
Thamesmead School
Halliford School
Heathside Walton School

Council tax band: Tax band G

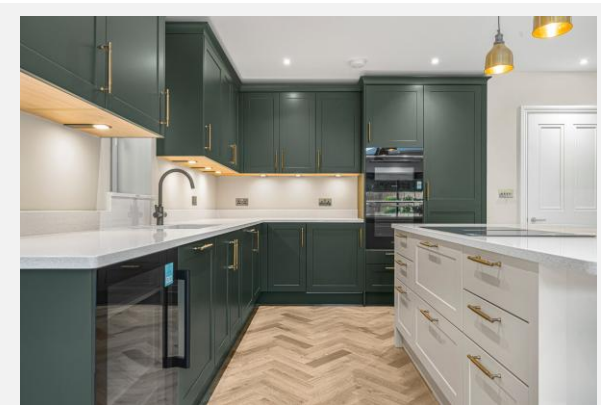
Local authority: Elmbridge Borough Council

Tenure: Freehold



Approximately 0.5 miles
from Walton-on-Thames
mainline railway station

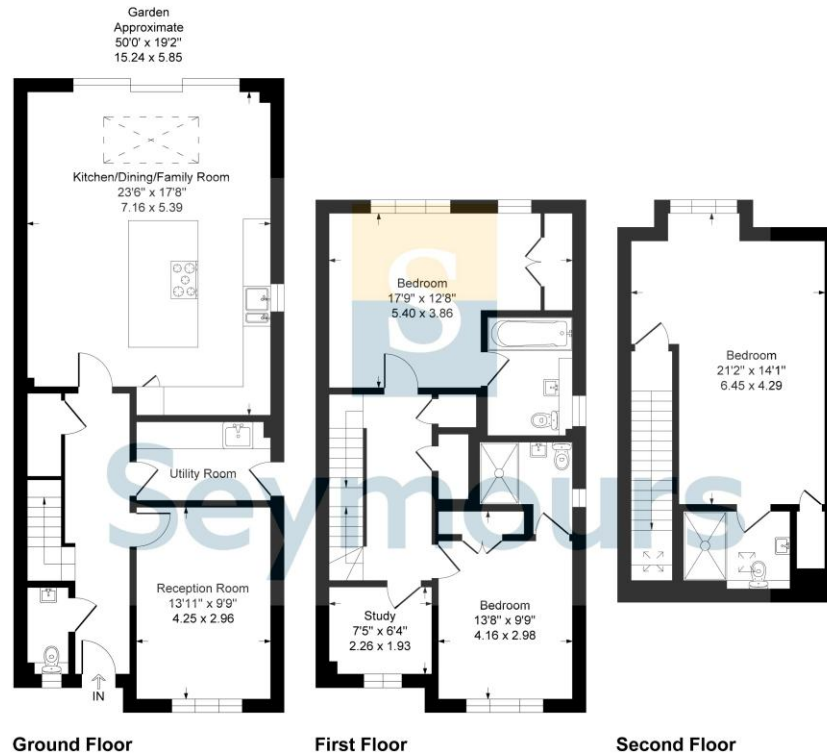
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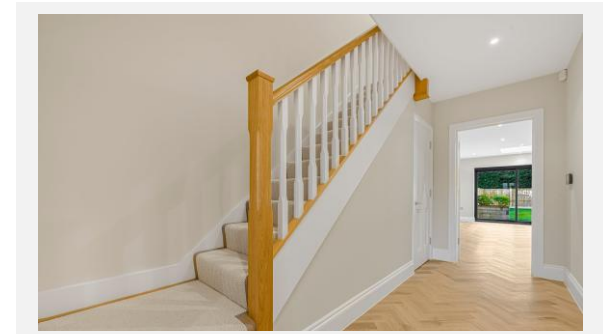
Floorplan

Hanson Place, 32 Hersham Road, Walton-on-Thames, KT12

Approximate Gross Internal Area = 1739 sq ft - 162 sq m



This floorplan is for guidance only and does not form part of an offer or contract.
Buyers or tenants should verify all details through inspection, searches, and surveys.
Measurements are approximate and should not be relied upon for valuation or transactions.
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