



9 Riverside Cottages | Manor Road | Walton-on-Thames | KT12 2PF

R O C H I L L S

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2PF

Guide Price: £700,000



A fantastic and very rare opportunity to purchase a property directly overlooking the River Thames via a large elevated balcony which is big enough for a table and chairs. The late Victorian character cottage is situated off a pathway in a very picturesque setting, and has an enclosed courtyard to the front. The accommodation includes a lovely, large open plan living/dining room with fireplace, and extensive kitchen with vaulted ceiling and granite worktops. It has a first floor study, three bedrooms, two bathrooms (one being a shower room), and has a wealth of original features. It has to be viewed internally to be appreciated. Lease 975 years


Location

Positioned just outside the Bridge Street Conservation Area, this property is surrounded by Victorian and Georgian properties within Walton's historic quarter. It is in a unique and highly prized location, and is close to the town centre and the Riverside Arts centre, with river walks and cycle paths to Hampton Court and Kingston right on the doorstep.



- Character property
- Amazing river views
- Three bedrooms
- Large elevated balcony
- Two bathrooms
- Courtyard garden



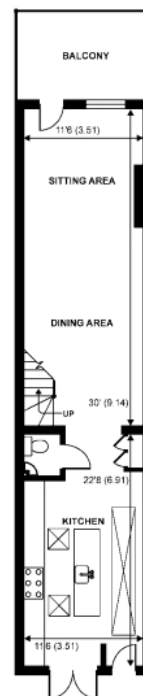
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



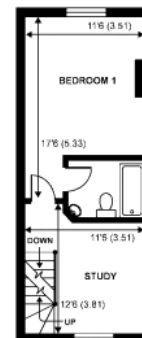


Approximate Area = 1232 sq ft / 114.4 sq m

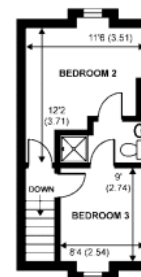
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rindicom 2020. Produced for Simpson's Estate Agents by Curchods. REF: 607642

69 High Street, Walton On Thames, Surrey, KT12 1DJ | Tel: 01932 22 21
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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