

# KEY FACTS FOR BUYERS

**Ash Lodge, 15, Churchfield Road, Walton-on-thames, KT12**

August 2021



## A guide to this property and the local area

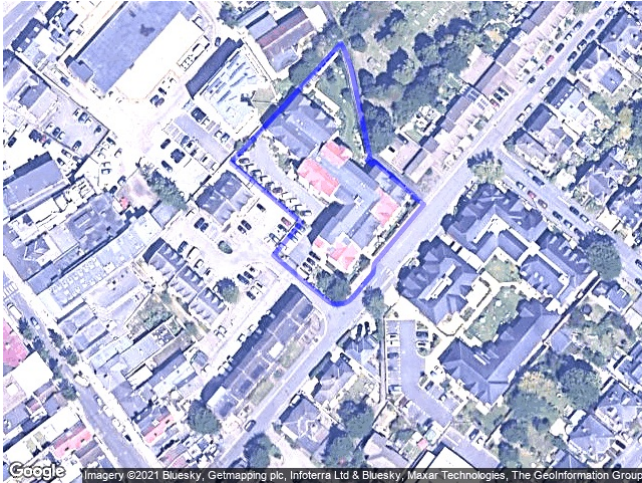
### James Neave

38 High Street Walton on Thames Surrey KT12 1DE  
01932 221 331  
hannah@jamesneave.co.uk  
www.jamesneave.co.uk



# PROPERTY OVERVIEW

ASH LODGE, 15, CHURCHFIELD ROAD, WALTON-ON-THAMES,  
KT12



 Boundary (Land Registry Title Plan)



## PROPERTY KEY FACTS

Flat / Maisonette

Floor Area: 505.90 ft<sup>2</sup>  
47.00 m<sup>2</sup>

Plot Size: 0.80 acres

Council Tax Band: C

Annual Cost: £1,836.40

Land Registry Title Number: SY718361

Tenure: Freehold

## AREA KEY FACTS


Local Authority: ELMBRIDGE


Flood Risk: Very Low


Conservation Area: No


Predicted Broadband Speeds  
Basic: 20 Mbps

Mobile Coverage  
(based on voice calls made indoors)


EE: 


Three: 


O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

## PLANNING HISTORY

No Planning Records Available

### James Neave

38 High Street Walton on Thames Surrey KT12 1DE  
01932 221 331  
hannah@jamesneave.co.uk  
www.jamesneave.co.uk

# PROPERTY OVERVIEW

## PHOTO GALLERY

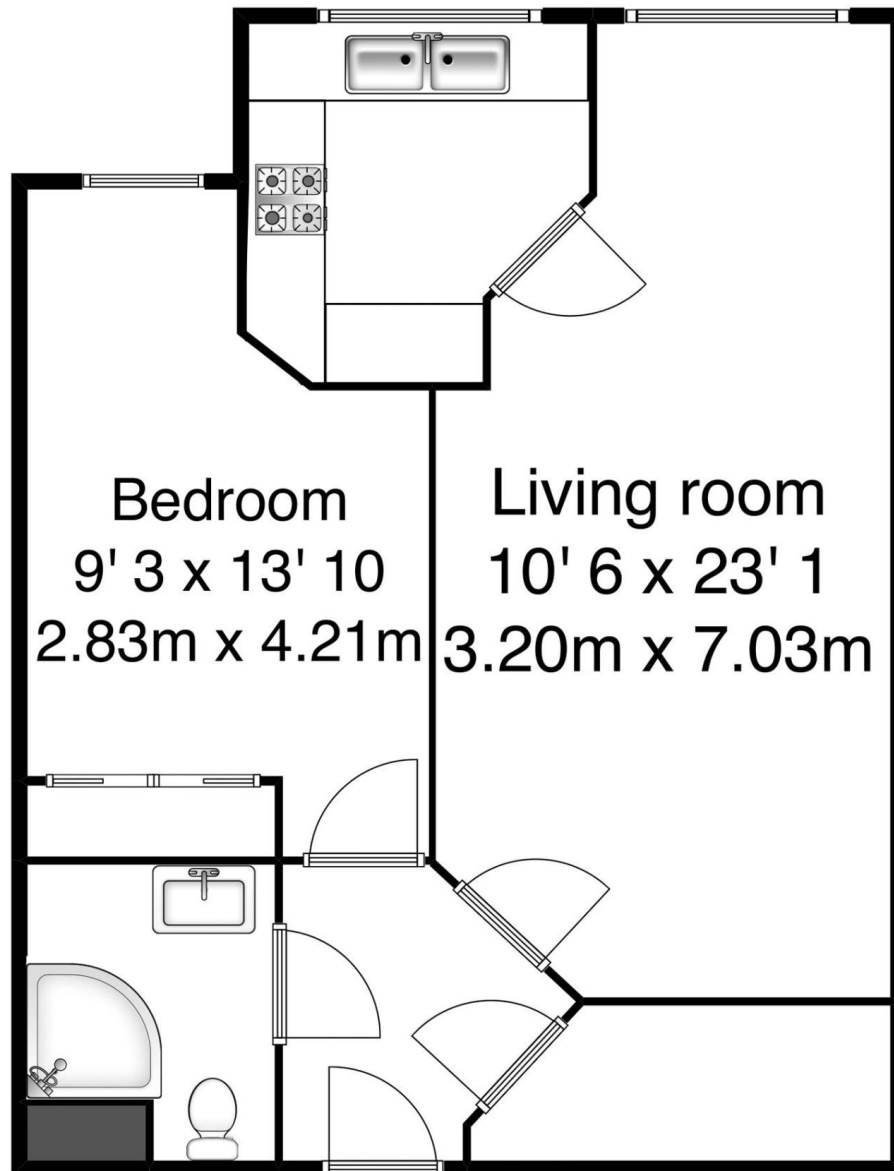


### James Neave

38 High Street Walton on Thames Surrey KT12 1DE  
01932 221 331  
hannah@jamesneave.co.uk  
www.jamesneave.co.uk

# PROPERTY OVERVIEW

## FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

### James Neave

38 High Street Walton on Thames Surrey KT12 1DE  
01932 221 331  
hannah@jamesneave.co.uk  
www.jamesneave.co.uk

# PROPERTY OVERVIEW

## EPC

15, Churchfield Road, WALTON-ON-THAMES, KT12

Energy rating

C

Valid until 27.01.2026

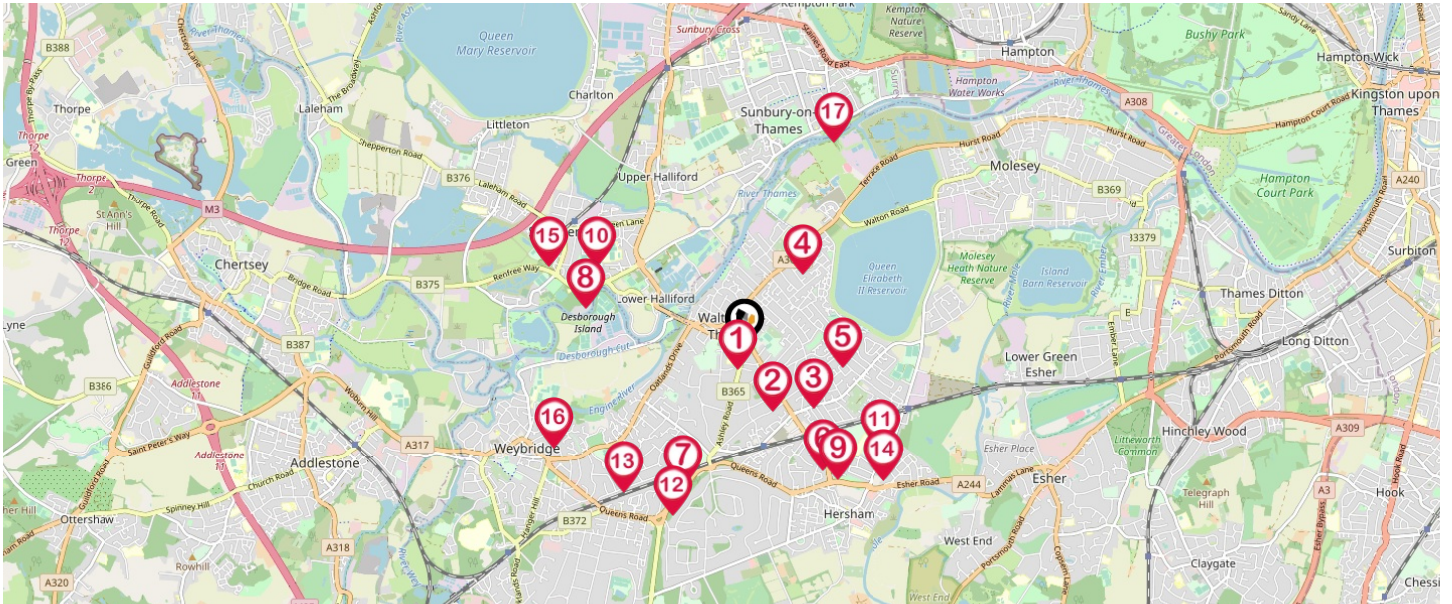
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### James Neave

38 High Street Walton on Thames Surrey KT12 1DE  
01932 221 331  
hannah@jamesneave.co.uk  
www.jamesneave.co.uk

# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



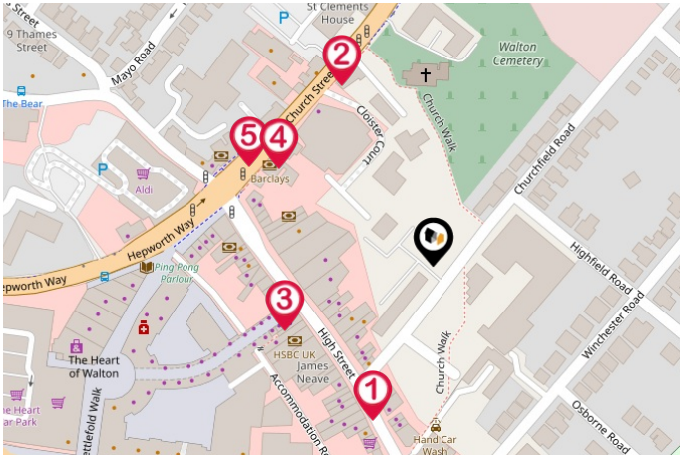
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Ashley Church of England Primary School	-	567	0.16 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Westward School	-	125	0.53 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	The Danesfield Manor School	-	129	0.71 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Grovelands Primary School	Good	513	0.72 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Walton Oak Primary School	-	473	0.77 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Three Rivers Academy	Good	1039	1.08 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Cleves School	-	720	1.1 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Halliford School	-	419	1.18 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9	Bell Farm Primary School	Good	660	1.21 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Thamesmead School	Good	1013	1.23 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Cardinal Newman Catholic Primary School	Good	405	1.27 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Walton Leigh School	Outstanding	79	1.33 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Oatlands School	Outstanding	268	1.37 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	North East Surrey Secondary Short Stay School	Good	31	1.43 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Nicholas CofE Primary School	Good	557	1.54 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St James CofE Primary School	Good	447	1.57 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Beaulerc Infant and Nursery School	Good	152	1.68 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### James Neave

38 High Street Walton on Thames Surrey KT12 1DE  
 01932 221 331  
 hannah@jamesneave.co.uk  
 www.jamesneave.co.uk

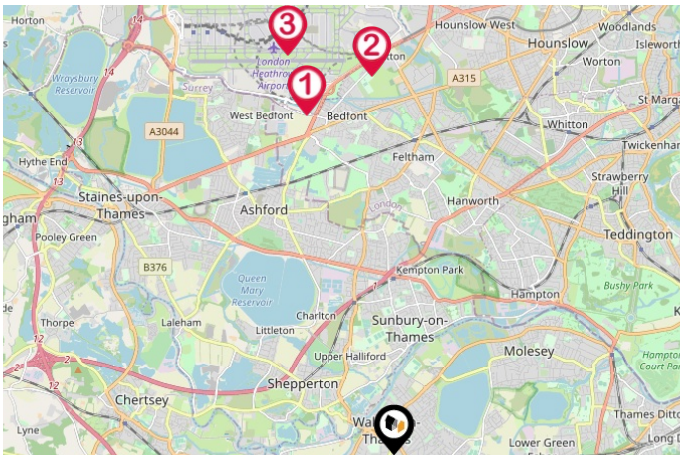
# LOCAL AREA

## NEAREST TRANSPORT LINKS



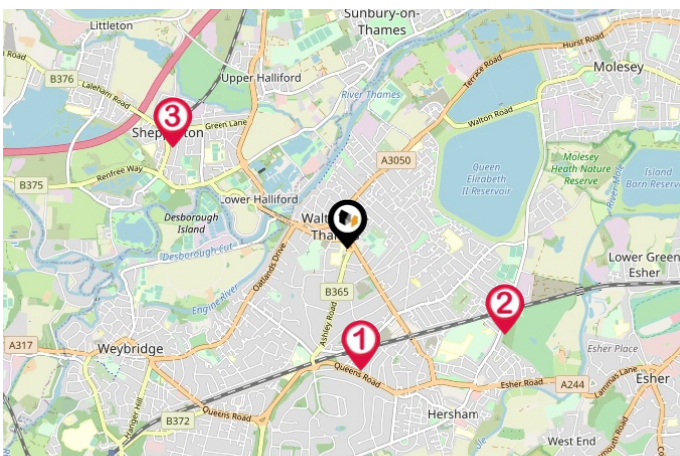
### BUS STOPS/STATIONS

- 1 - High Street | 0.08 miles
- 2 - Church Street | 0.09 miles
- 3 - High Street | 0.07 miles
- 4 - Church Street | 0.08 miles
- 5 - Church Street | 0.1 miles



### LOCAL CONNECTIONS

- 1 - Heathrow Terminal 4 Underground Station | 5.16 miles
- 2 - Hatton Cross Underground Station | 5.59 miles
- 3 - Heathrow Terminals 2 & 3 Underground Station | 6.09 miles



### NATIONAL RAIL STATIONS

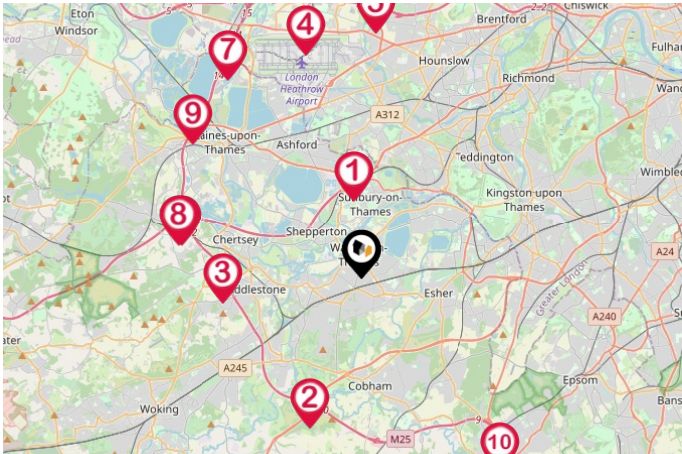
- 1 - Walton-on-Thames Rail Station | 0.91 miles
- 2 - Hershham Rail Station | 1.35 miles
- 3 - Shepperton Rail Station | 1.47 miles

### James Neave

38 High Street Walton on Thames Surrey KT12 1DE  
 01932 221 331  
[hannah@jamesneave.co.uk](mailto:hannah@jamesneave.co.uk)  
[www.jamesneave.co.uk](http://www.jamesneave.co.uk)

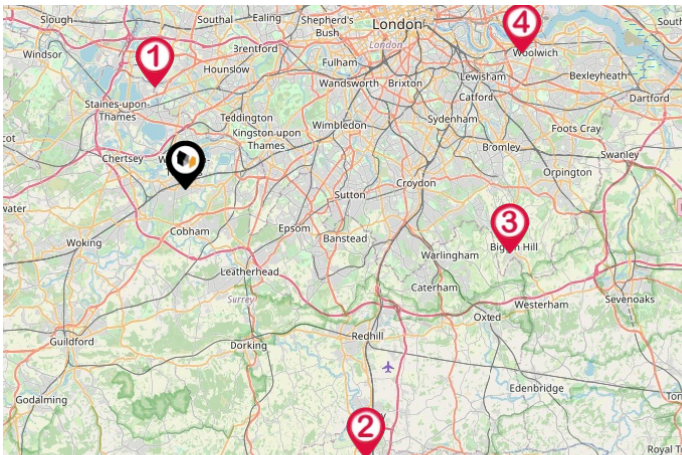
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### TRUNK ROADS/MOTORWAYS

- 1 - M3 J1 | 2.3 miles
- 2 - M25 J10 | 4.64 miles
- 3 - M25 J11 | 4.03 miles
- 4 - M4 J4A | 6.81 miles
- 5 - M4 J3 | 7.31 miles
- 6 - M25 J12 | 5.26 miles
- 7 - M25 J14 | 7 miles
- 8 - M3 J2 | 5.38 miles
- 9 - M25 J13 | 6.28 miles
- 10 - M25 J9 | 7.12 miles



### AIRPORTS/HELIPADS

- 1 - London Heathrow Airport | 6.31 miles
- 2 - London Gatwick Airport | 19.31 miles
- 3 - Biggin Hill Airport | 19.82 miles
- 4 - London City Airport | 21.73 miles

### James Neave

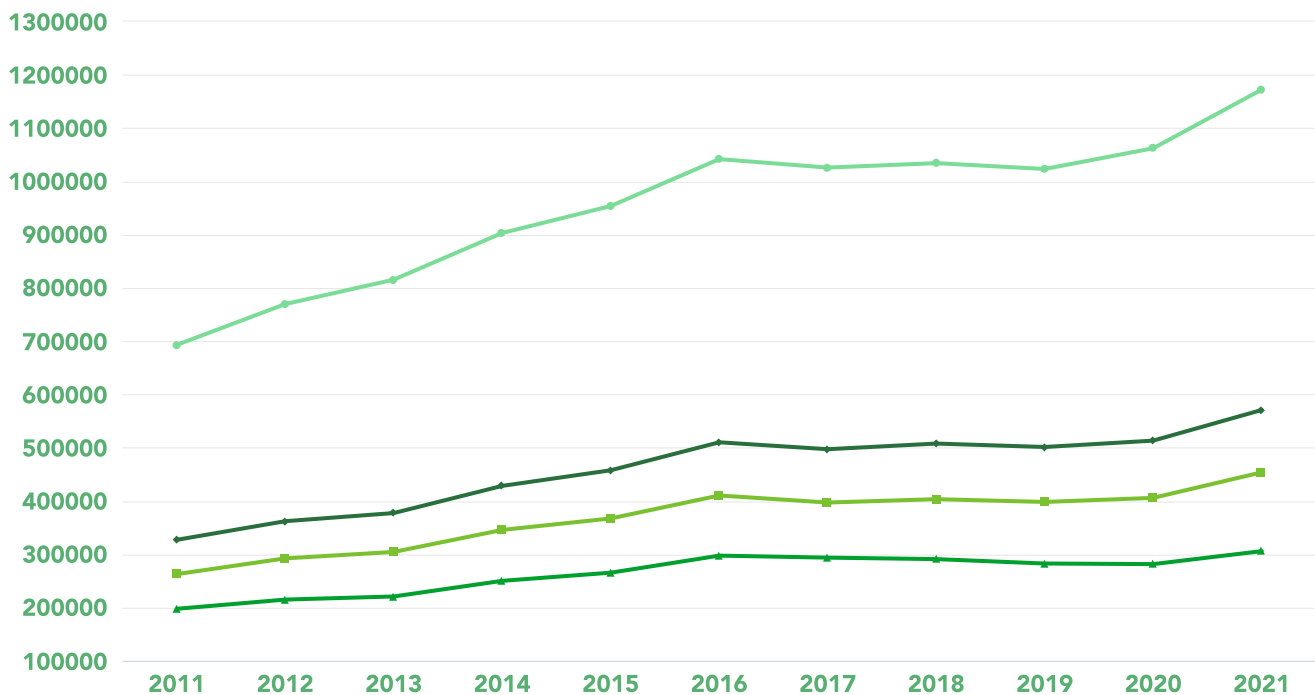
38 High Street Walton on Thames Surrey KT12 1DE  
01932 221 331  
hannah@jamesneave.co.uk  
www.jamesneave.co.uk



# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR KT12

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 54.72%



**TERRACED**  
+ 72.68%



**SEMI-DETACHED**  
+ 74.5%



**DETACHED**  
+ 69.14%

#### James Neave

38 High Street Walton on Thames Surrey KT12 1DE  
01932 221 331  
hannah@jamesneave.co.uk  
www.jamesneave.co.uk

# DATA QUALITY

James Neave is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

## Data Partners:



Contains public sector information licensed under the Open Government Licence v3.0

The information contained in this report is for general information purposes only and to act as a guide to the best way to market your property and the asking price.

Sprift Technologies Limited aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained in this report for any purpose. Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Information produced by HM Land Registry. Crown copyright and database rights 2021