

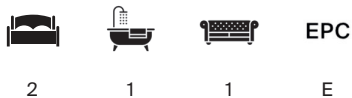


BURHILL,
Walton-On-Thames KT12



CHARMING COTTAGE LIVING IN A TRANQUIL LOCATION

This property is ideally located, in a quiet position close to the golf course and boasts a wealth of character features.



Local Authority: Elmbridge Borough Council

Council Tax band: E

Furniture: Unfurnished

Minimum length of tenancy: 12 Months

Deposit amount: £2,769.23

Available date: 17/02/2026

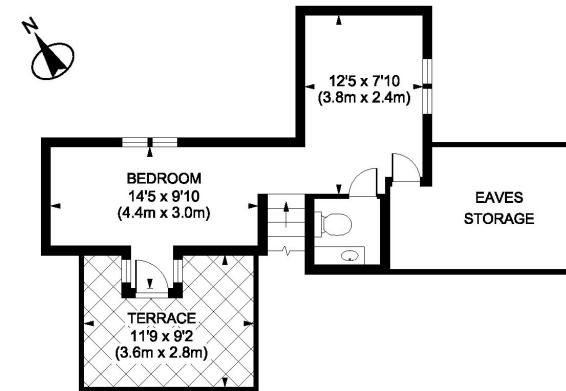
Guide price: £2,400 per month



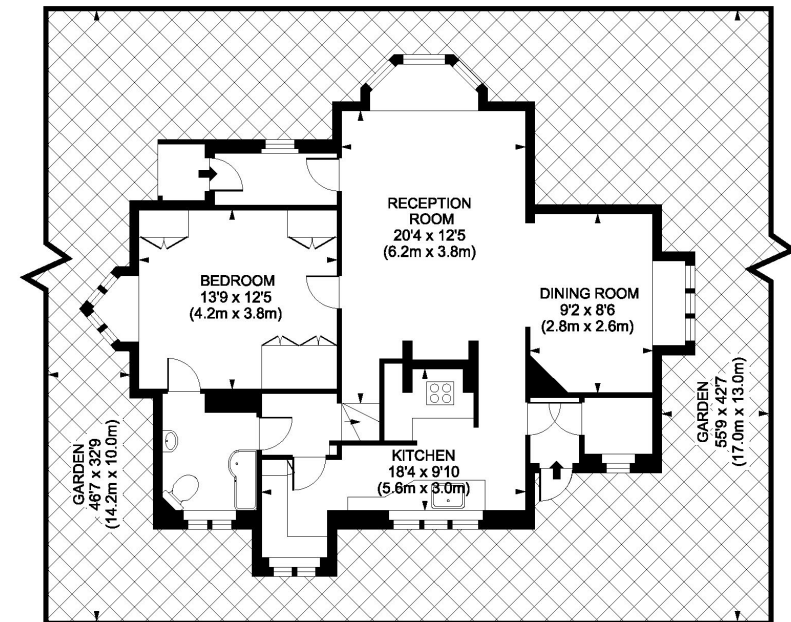
This cottage features a large reception room leading to the kitchen. The principal bedroom is also situated on the ground floor with an en suite bathroom.

To the first floor there is a good size bedroom and a cloakroom and plenty of storage space in the eaves. The property also features a garden, off and street parking.

Walton-on-Thames is a vibrant Surrey town offering excellent shops, restaurants and leisure facilities, including the Heart Shopping Centre and cinema. Fast rail links reach London Waterloo in around 25 minutes, with easy access to the A3, M25 and Heathrow and Gatwick airports, plus nearby prestigious estates and golf courses.



FIRST FLOOR



GROUND FLOOR

Burhill Park, KT12
Gross Internal Area 1248 sq ft 116 sq metres

(Including Basement / Loft Room)
Approximate Gross Internal Area = 1,284sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

Jamie Vass
0137 223 9979
jamie.vass@knightfrank.com

Tina Stres
01372 460892
tina.stres@knightfrank.com

Knight Frank Esher
47 High Street
KT10 9RL

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 5. Deposit: All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. 6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <ParticularsDates>. Photographs and videos dated <PhotoDate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.