



Impressive house, ideal for modern family living

exclusive to

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# Walton On The Hill

Reigate 3 miles   Epsom 3 miles  
London 18 miles   M25 (Junction 8) 3 miles  
London by rail 45 minutes from Tadworth  
*All times and distances are approximate*

An impressive modern house located at the end of a private cul-de-sac in a secluded setting within walking distance of this pretty village.

- | Reception Hall
- | Cloakroom
- | Sitting Room
- | Dining Room
- | Study
- | Kitchen-Breakfast Room
- | Utility Room
- | Basement Cinema/Games Room | Gym
- | 6 Bedrooms
- | Dressing Room | 4 Bath/Shower Rooms
- | Double Garage | Driveway with further Parking
- | Rear Garden of some 105'

Price £1.35 million





The Plantation is located at the end of a small private cul-de-sac off Deans Lane, often considered one of the nicest areas of Walton on the Hill. The village is most attractive with many period buildings, a central church and village green. There are local shops, pubs, restaurants and a well-respected primary school. Walton Heath is within a short walk as are other open spaces. The nearest rail station is at Tadworth and the A217 provides fast access to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 25 minutes respectively.

This is an individually built 6 bedroom detached house with surprisingly generous living accommodation arranged over four floors. Built circa 2002 rooms are well proportioned and include exceptional basement space ideal for a cinema or games room. On the first floor, two bedrooms could be combined with a bathroom to provide a separate annexe with outside access possible subject to the usual consents. The gated entrance provides security and the plot is naturally secluded and away from main roads.



Spacious Reception Hall with oak staircase | Bright double aspect Sitting Room with feature fireplace | Open-plan Dining Room with window to rear | Fitted Kitchen with granite work surfaces and built-in appliances | Study to the front | Double Glazed Windows | 5 first floor Bedrooms with en suite facilities to Bedrooms 1 and 2 | 34' x 19' Second floor Playroom/Bedroom 6 with large en suite Shower Room | 40' x 24' Basement Games/Cinema Room with adjacent Gym | Double Garage with quarry tiled floor | Gated block paved Driveway | Gas Central Heating with underfloor heating to ground floor and basement | Secluded Garden with Brick-Built Chalet





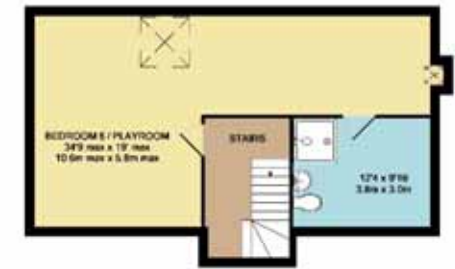
FIRST FLOOR  
APPROX FLOOR  
AREA 1008 SQ FT  
(97.9 SQ M)



SECOND FLOOR  
APPROX FLOOR  
AREA 1022 SQ FT  
(94.4 SQ M)

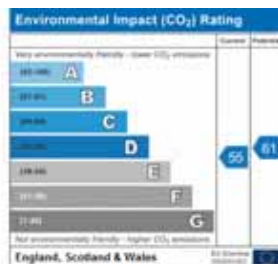
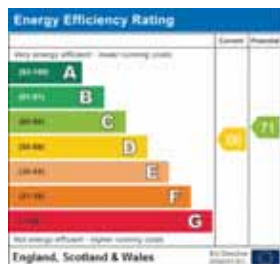


THIRD FLOOR  
APPROX FLOOR  
AREA 1182 SQ FT  
(109.4 SQ M)



FOURTH FLOOR  
APPROX FLOOR  
AREA 515 SQ FT  
(47.6 SQ M)

TOTAL FLOOR AREA  
4,748 SQ FT / 441.1 SQ M



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