



Far End | Nursery Road |
Walton on the Hill | Surrey
KT20 7TU



Kennedy's

INDEPENDENT PROPERTY AGENTS

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This attractive country house was built in 1914 by G Wallis Long and retains many of the period features from the era, including beautiful oak panelling, Arts and Crafts style fireplaces offering both gas and open fire, solid oak flooring & leaded light windows.

The stunning galleried reception hall gives access to the main reception rooms which include impressive dining hall with bay window overlooking the stunning south facing gardens, lounge/family room also with large bay, sitting room with open fire and French doors onto the terrace, an impressive home office with wood burner and the kitchen with solid wood base and wall units painted in a soft cream and including a double larder with marble shelving, Teppanyaki plate combined within the sizeable central island, perfect for informal meals, as well as a large granite topped bespoke kitchen table in the beautiful bay window. There is also a secondary office, further sitting room, large utility room, gym and two cloakrooms on this floor.

The first floor has eight bedrooms, three fitted with large and impressive en-suite facilities, two family bathrooms, and a shower room. The second floor has a large space currently being used as a games room, as well as a separate area perfect for additional storage. The property also benefits from a cellar, quadruple garage and a separate storage building. The South facing rear garden extend to approximately 1.1 acres, and is mainly laid to lawn with a large York stone terrace, established shrub and herbaceous borders, mature hedging, fruit trees and a sunken rose garden.

This iconic village house exudes style and charm as well as providing scope for further enhancement and would make an exceptional family residence for its next incumbent.

The property is situated down the 'Far End' of the beautiful tree lined Nursery Road in the Village of Walton on the Hill. A simply delightful location. The Village itself is situated in between Reigate and Epsom and is an ideal location for those seeking a beautiful and peaceful setting. The area has a range of both private and state schools including Chinthurst Prep School, Aberdour, Walton and Tadworth Primary Schools as well as Epsom College, City of London Freeman's School, Reigate Grammar & St Johns in Leatherhead. Reigate offers a large range of high street and independent boutique shops as well as a cinema and a wide choice of restaurants and bars. Epsom offers yet more shopping with large high street shops, restaurants, bars and cinema. Walton





Heath Golf Club is moments away and within a short drive there is the RAC Golf and Country Club Epsom. Walton Heath and Epsom Downs offer excellent walking and riding within a short distance. The Village itself has a range of pubs, restaurants and shops including a supermarket, butcher, baker and fishmonger are in the village or a short distance away. Tadworth station offers a fast service to London Bridge in just 50 minutes. And the M25 motorway is easily accessed at Junction 8 or 9, enabling fast routes to both Gatwick and Heathrow airports.

Price: On application

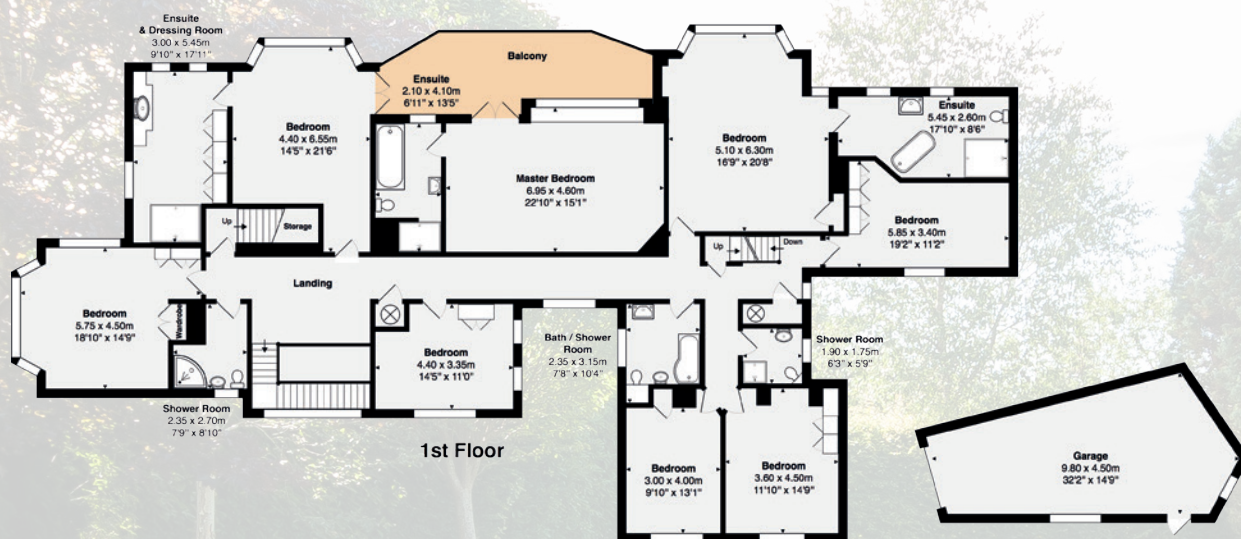








Approx. Gross Internal Area
9,535 sq ft (885.8 sq m)
Excluding balcony & garage



Energy Efficiency Rating

Very energy efficient - lower running costs

Current	Potential
71	80

Not energy efficient - higher running costs

The chart displays a vertical scale of energy efficiency ratings from A to G. Rating A is at the top, labeled 'Very energy efficient - lower running costs', and rating G is at the bottom, labeled 'Not energy efficient - higher running costs'. The scale is divided into seven color-coded bands: A (green), B (light green), C (yellow-green), D (yellow), E (orange-yellow), F (orange-red), and G (red). To the right of the chart, a table compares the 'Current' rating (71) and the 'Potential' rating (80). The 'Current' rating is represented by a green arrow pointing to 71, and the 'Potential' rating is represented by a green arrow pointing to 80.

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedy's has the authority to make or give any representation or warranty in respect of the property.



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