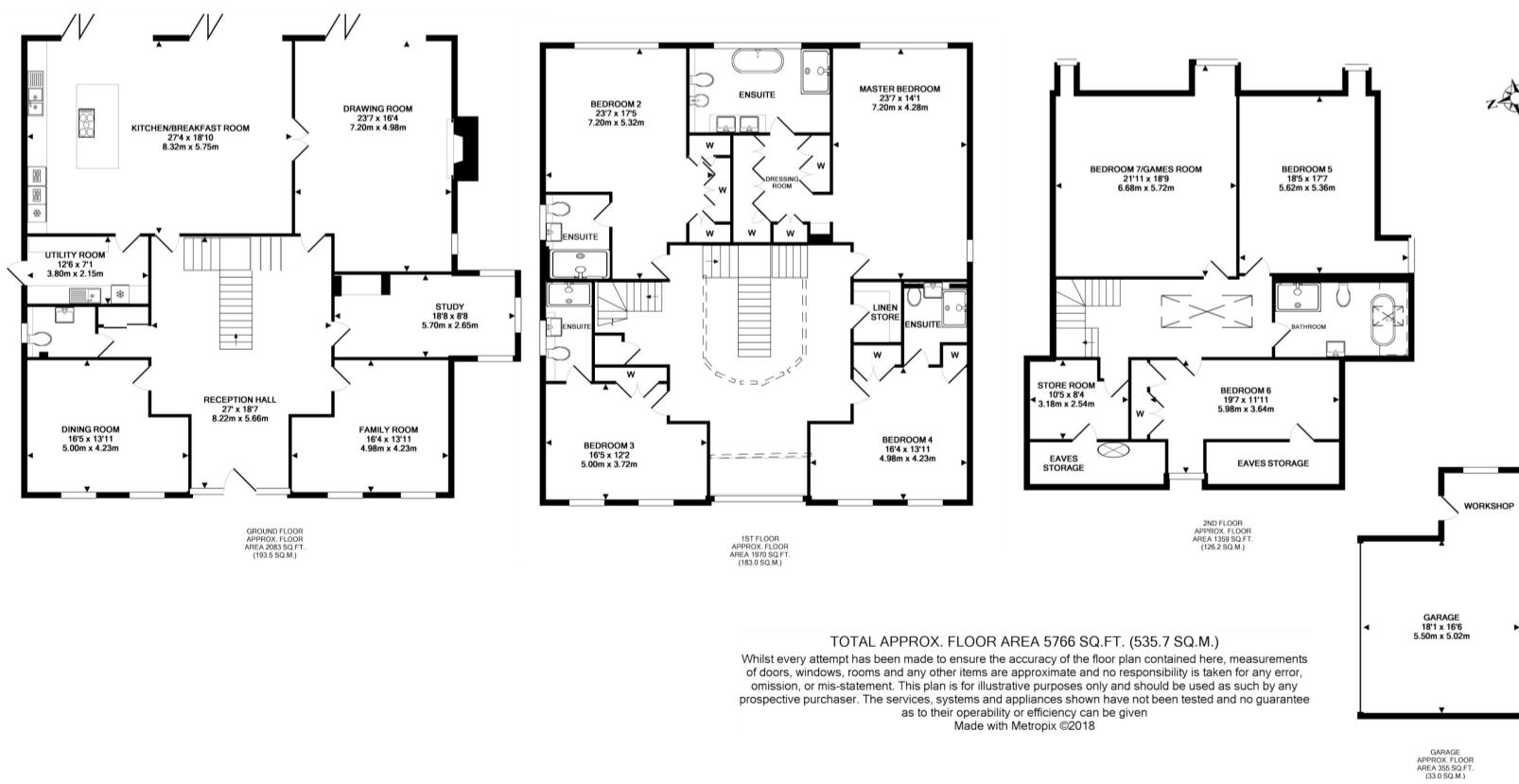




Holly House | Egmont Park Road | Walton on the Hill | Surrey
KT20 7QG



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 to 100)	88	90
B	(81 to 91)		
C	(69 to 80)		
D	(55 to 68)		
E	(39 to 54)		
F	(21 to 38)		
G	(1 to 20)		
Not energy efficient - higher running costs			
England, Wales & N.Ireland			



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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I vividly recall seeing the plans of the “new” Holly House, I suspect some time in 2012, and the excitement of the owners as they showed me how their dream was going to become a reality for them and their two children. I was impressed by the symmetry of the design, from both the outside and internal floor plan. The layout was well balanced, and flowed in a way that I had rarely seen, with its impressive central staircase and hallway being the centre point off of which everything else led. The choice of building materials, roof tiles, internal decisions such as style of kitchen and bathroom, all meticulously hand-picked, and yet this was not just about building a house, but a home, and possibly the only opportunity they may ever get to do so.

It wasn't long before the actual build started, and by 2014 the dream came true and Holly House was finished. It sits very comfortably in what appears to be the centre of its plot, with private wrought iron gates inviting you down the drive,

flanked by lawns, towards the house and detached double garage. The external elevations are imposing and yet elegant, a theme that continues as you enter the hallway for the first time. The ground floor layout comprises of the aforementioned central staircase, cloakroom, study, family room, dining room, drawing room and impressive open plan kitchen/breakfast room, whilst to the first floor can be found the master suite with dressing room and luxury ensuite bathroom, as well as three further bedrooms all with en-suite. On the top floor there are bedrooms 5 and 6, and great games room/studio and a large bathroom. The specification is of an extremely high standard throughout, from the bespoke stair railings, to the high end kitchen and bathroom fittings, concrete floors, underfloor heating, lighting, media cabling and more besides. Holly House is some 6000 sq. ft. of stylish living that reflects the exacting demands of a modern day family, and we are delighted to be offering this beautiful home on to the open market.

Holly House is within easy walking distance of Walton on the Hill village comprising of a pretty pond, tea room, local butchers, four local pubs, Co-op Supermarket, barber shop, chemist, and a selection of restaurants. Other features include Walton Primary School, two nursery schools and of course the famous Walton Heath Golf Club. Walton Heath itself is close by and a short walk of approximately 15 minutes will take you across to Tadworth village with its

butchers, wine merchant, fishmongers, bakers and much more. It also has a mainline railway station with services to London. The property is also perfectly located for access to local towns with Epsom and Reigate just 3 miles away, and access to the M25 (junction 8) approx. 3 miles.

For further information, or to arrange a private viewing of Holly House, please contact Kennedys' Walton on the Hill on 01737 817 718.

Price: £2,100,000

