



Situated on the edge of Walton Heath

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Greenways Walton on the Hill KT20 7QE

Walton on the Hill village 1 mile
London 19 miles
Reigate 5 miles Epsom 5 miles
London by rail 45 minutes from nearby Tadworth Station
M25 (Junction 8) 4 miles
All times and distances are approximate

Contemporary and bright, this excellent modern house has an enviable location on the edge of Walton Heath, with its beautiful open spaces, woodland walks and championship golf courses.

A spacious detached family home in over one third of an acre, refurbished and enhanced with a versatile layout.

Offers in Excess of £1.595 million

View by appointment please, arranged exclusively through Richard Saunders and Company
Telephone 01737 360000

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- Entrance Hall ■ Cloakroom ■ Sitting Room with gallery Library ■ Dining Room
- Study ■ Family Room ■ Kitchen - Breakfast Room ■ Utility Room
- 5 Bedrooms ■ 4 Bath / Shower Rooms, 3 of which are ensuite ■ Balcony Terrace
- Detached Double Garage ■ Frontage with driveway parking
- Gardens encompass the house, some 85' x 80' at the rear
- Detached Office or potential Gym ■ Summerhouse
- In all, around 0.37 Acre



Built in 1972, this wonderful contemporary home has a bright and spacious interior with a versatile layout. Large windows and sliding doors lead to the leafy, private gardens which encompass the house.

Refurbished and enhanced by the current owners, the house can easily provide up to six bedrooms if preferred and there are two double bedrooms with ensuites on the ground floor. The sitting room and dining room both overlook the rear and the modern fitted kitchen is supplemented by a utility room. On the first floor there are three further bedrooms including the principal suite with its large balcony terrace.

A new detached office or potential gym has been added recently, ideal for working from home and the paved driveway provides ample parking in addition to the double width garage. The gardens are perfect for enjoying the tranquillity, whilst walks onto the outstanding natural beauty of Walton Heath are just on the doorstep.



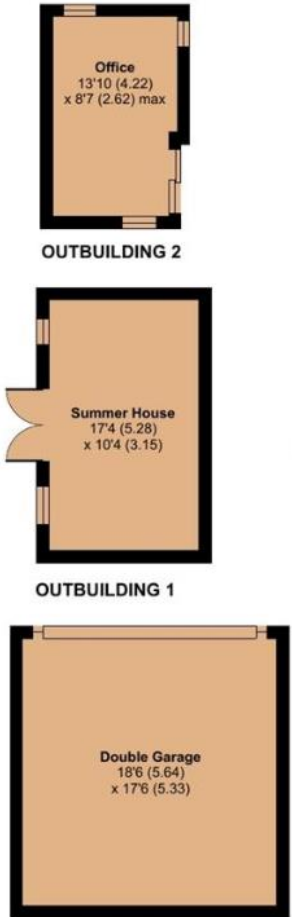
The property enjoys a secluded yet accessible setting, on the corner of the close and Heath Drive, adjacent to a wooded part of Walton Heath and just a minute's walk from Walton Heath Golf Club.

Walton on the Hill with its picturesque village pond is within a few minutes' walk and offers excellent local shopping, a choice of gastro pubs and restaurants and café. A little further, neighbouring Tadworth village has additional local shops and the station with frequent train services to London Bridge and Victoria.

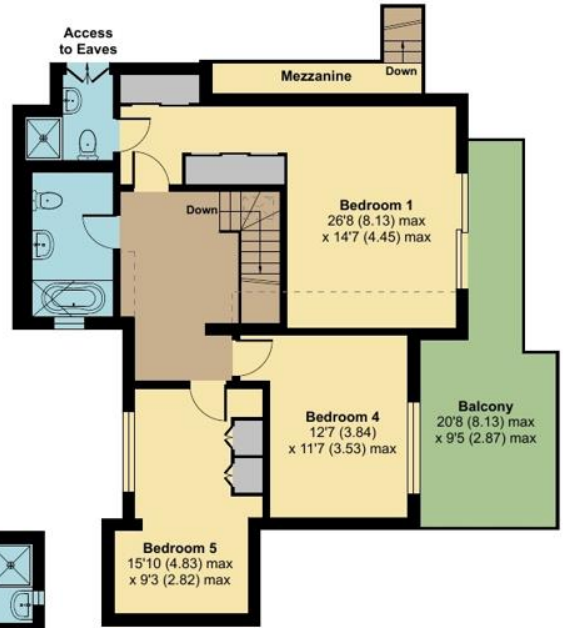
For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive and there is access to the M25 motorway at either Reigate (J8) or Leatherhead (J9). Some of Surrey's finest schools are available locally including Walton on the Hill Primary, Epsom College, Reigate Grammar, City of London Freemans, Dunnotar and Chinthurst.

High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including abundant open heathland and countryside for walking, cycling and horse-riding.





GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA
3,248 SQ FT / 301.6 SQ M

The many features of this fine home include:

- Over 3,200 sq ft of versatile accommodation
- Secluded corner plot with delightful gardens
- Ample off-street parking plus double garage
- Spacious and bright interior with large windows
- Versatile layout with up to five double bedrooms
- Four modern bath / shower rooms, three ensuite
- Impressive 30' sitting room with galleried library
- Fireplace with potential for a wood-burning stove
- Contemporary fitted kitchen – breakfast room
- Excellent detached office or potential gym
- Lovely, edge-of-heathland location



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	75 C
39-54	E		
21-38	F		
1-20	G		

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Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: G
FFTC Broadband
All mains services

