



A stunning Victorian cottage beautifully enhanced for modern living

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Ebbisham Lane
Walton on the Hill
KT20 5BT

London 17 Miles Epsom 3 miles Reigate 3 miles
London 45 minutes by rail from Tadworth Station
M25 3 miles at either Reigate (J8) or Leatherhead (J9)
All times and distances are approximate

A detached period house of exceptional charm and character, dating back to 1860 and situated in this delightful semi-rural and historical town, which offers remarkable accessibility and amenities.

Refurbished and kept to a high standard throughout, the property enjoys total privacy in its wrap-around plot.

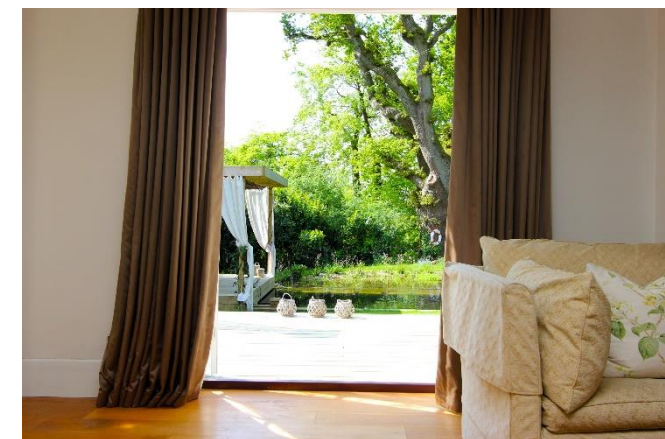
Offers invited in excess of £2,000,000

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

kingswood@richardsaunders.co.uk



- Hallway ■ Drawing Room ■ Dining Room ■ W/C
- Kitchen ■ Family Room ■ Boot Room ■ Utility Room
- Four Bedrooms ■ Three En-Suites ■ Family Shower Room
- Double Garage ■ 'Natural' Self Cleaning Pool ■ Landscaped Gardens
- Gated Driveway with Ample Parking ■ Plot Approaching Half an Acre



'Keepers Cottage' is a picturesque Victorian cottage which dates back to 1860. This charming detached house has been sympathetically restored and refurbished by the current owners over a number of years to provide contemporary family living which blends tastefully with the historic character and features that this home has to offer. The kitchen has been modernised with the luxurious granite worktop and handsome gas powered Aga taking centre stage before stepping down into the family room, with its impressive inglenook and large doors sprawling out onto the impressive South-backing gardens. The drawing room is more traditional in approach, featuring an original 'cathedral arch' doorway and snug bay window, in addition, the room is triple-aspect which allows for plenty natural light. The dining room is sizable and boasts an impressive fireplace and original wooden double doors in from the hallway. There is also further family accommodation in the form of a boot room, which has its own access from the kitchen, front and back, as well as a utility room.

Each of the bedrooms bring their own individual charm. Bedroom four is situated above the garage and offers brilliant versatility. Bedroom three enjoys a wealth of built in storage, along with a private balcony overlooking the beautifully landscaped gardens and utilities the family shower room. Bedroom two is triple-aspect and boasts an impressive en-suite shower room. Whilst the principal boasts a generous walk-in dressing room with ample amounts of storage, vaulted ceilings, a Juliette balcony and a traditional en-suite including a roll top bath, and his and hers basins.

The grounds surrounding Keepers Cottage have been meticulously enhanced and cared for by its current owners, which can be seen in every direction. The recently installed 'Natural' self-cleaning swimming pool sits beautifully in its idyllic surroundings, overlooked by an attractive pergola with summer seating and decking expanding right around the rear of the house. The entrance is protected by detailed white cast iron electric gates and the drive provides plentiful parking. Given how unique a property like this is, we highly recommend a viewing to fully appreciate the detail that has gone into creating a modern way of living in a truly traditional house.



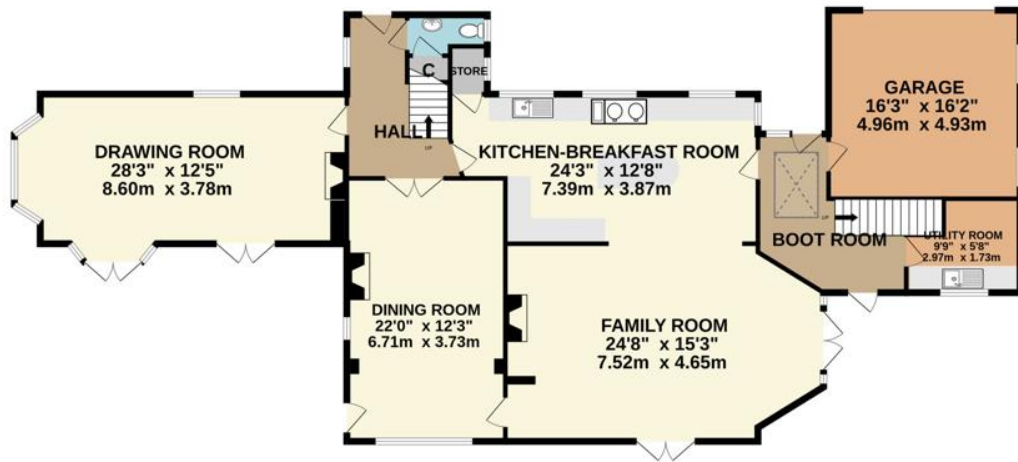
Nestled within a plot approaching half an acre in the heart of Surrey Downs countryside, the property enjoys rural tranquillity whilst offering remarkable accessibility. Within a short drive, Tadworth Station offers frequent services to London Bridge and Victoria with faster services to London Waterloo from Epsom, some 4 miles away.

London's M25 motorway can be accessed at nearby Leatherhead (Junction 9), bringing both Heathrow and Gatwick airports and the coastal ports within easy reach. The pretty villages of Walton on the Hill, Headley and Tadworth are all just moments away and offer local shopping, cafes, pubs and restaurants whilst the main towns of Epsom, Reigate and Dorking are just a few miles further.

Some of Surrey's finest schools are available locally including Epsom College, Rosebery, City of London Freeman's, Chinthurst, St Christophers and Walton on the Hill Primary.

The area has much to offer for sport, leisure and cultural pursuits such as the RAC Woodcote Park Golf and Country Club, Epsom Downs racecourse, cinema and theatre at Epsom, local sports clubs and gyms and very many restaurants and pubs. There is also abundant open countryside for the equestrian or walkers including Walton Heath, Headley Heath and the nearby Centenary Wood.



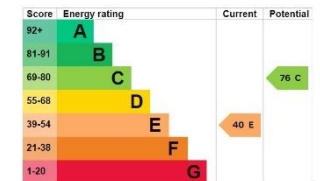


TOTAL FLOOR AREA

3,287 SQ FT / 305.4 SQ

The many features of this fine home include:

- High Quality Westex Carpets Throughout
- Gated Driveway With Parking for a Multitude of Cars
- Wrap-Around Plot Approaching Half an Acre
- Bespoke Designed 'Natural' Self Cleaning Swimming Pool with Pergola
- Stunning Landscaped Gardens with Large Decking and Seating Areas
- An Abundance of Walking and Cycling Routes Nearby to Enjoy the Idyllic Countryside
- A Short Walk to The Historic Walton on the Hill Village
- Traditional Gas Fired Aga
- Potential for Annexe Conversion
- Original Front Door Dating Back to 1860



Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council. Council Tax Band: H
FFTP broadband
All mains services

To the best of our knowledge on production of this brochure

IMPORTANT NOTICE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

