



Expansive family living in a charming village location

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## Sandlands Grove Walton on the Hill KT20 7UZ

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*

On the edge of this sought after Surrey village with immediate access to glorious open countryside, a distinctive detached house set in secure gated gardens.

One of just two built here some 50 years ago, an outstanding five-bedroom family home of over 5,000 sq ft featuring an indoor pool, spa and snooker room. Perfect also for those who like to host.

**Price £2.395 million**

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

kingswood@richardsaunders.co.uk



- Entrance Hall   ▪ Cloakroom
- Sitting Room   ▪ Dining Room   ▪ Conservatory   ▪ Study
- Kitchen – Breakfast Room   ▪ Utility Room   ▪ Second Cloakroom
- Games Room   ▪ Swimming Pool and Spa Tub   ▪ Changing Room and Shower
- Pool Plant Room
- 5 Double Bedrooms, Dressing Room and 2 Bathrooms including a principal Suite
- Gated Frontage   ▪ Landscaped Gardens   ▪ Integral Greenhouse
- 4 Car Garage with Workshop
- In excess of one third of an acre





This impressive detached house is well suited to family living and entertaining on a grand scale, covering over 5,000 sq ft of accommodation and set in over a third of an acre. There is no shortage of space here.

The interior is bathed in natural light with large windows giving views over the beautiful gardens. The spacious through sitting room features a classical fireplace and folding doors lead to a conservatory with a wood-burning stove that provides all-year appeal. The study offers space for working from home and the large, well-fitted kitchen has space for informal dining. There are five double bedrooms, the principal suite including a dressing room and ensuite.

The superb, well-designed indoor pool with spa tub and full-size snooker/games room will be of particular appeal to those with family leisure time in mind. An independent annexe could be created from the existing space.

The rear garden is level and naturally secluded with a water feature and greenhouse. The house is set back with a deep frontage and automated gates which provides great privacy and security whilst allowing parking for numerous cars, this supplements the garage that can accommodate four cars comfortably.







Located on a historic ridge and in this quiet, no-through road the property is only a short walk from the village pond, all four local pubs, restaurants, cafes and a choice of village shops. The road itself is tree-lined and with footpaths and bridleways leading directly to Epsom Downs and Mere Wood.

Within a mile walk, 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 neighbouring villages of Banstead and Tadworth offer a greater choice of local shopping, and facilities 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 riding, cycling and walks including Headley Heath, Centenary Wood and of course the outstanding natural beauty and championship golf courses of Walton Heath,.





## TOTAL FLOOR AREA

5,125 SQ FT / 476.1 SQ M

Tenure: Freehold

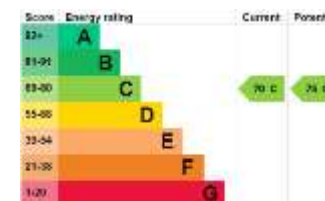
Local Authority: Reigate and Banstead Borough Council

Council Tax Band: G

Broadband: Superfast Broadband

All mains services

To the best of our knowledge on production of this brochure





The many features of this fine home include:

- Village location, on the edge of open countryside
- Indoor swimming pool, fully heated with swim-jets and spa tub
- Snooker / games room extending to over 38'
- Parquet flooring to main reception rooms and hall
- Principal suite includes a fitted dressing room and ensuite
- Spacious through sitting room with classical fireplace
- Bespoke fitted kitchen – breakfast room with granite surfaces
- Wealth of storage with built-in wardrobes to all bedrooms
- Secure and private level gardens, in all around 0.35 acre
- Deep gated frontage with driveway parking for numerous cars
- Four car garage with workshop
- Potential for further expansion subject to the usual constraints
- Walking distance to Walton on the Hill Primary and Chinthurst Schools
- Large loft room with further storage
- Study with space for multiple desks
- Solar – energy for water heating and electricity
- Just a short walk from the pond, village shops and pubs



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