



Tucked away location, just moments from Walton Heath Golf Club

exclusive to

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Holmcroft
Deans Lane
Walton on the Hill
KT20 7TR

London 17 miles
Reigate 5 miles Banstead Village 4 miles
London by rail: 45 minutes from Tadworth Station – 1 mile
M25 (Junction 8) 3 miles
All times and distances are approximate

Situated almost at the end of this quiet close off Deans Lane and within just a few minutes' walk from Walton Heath Golf Club, a charming detached house of Arts and Crafts character.

A well-appointed family house, set in one third of an acre and offering potential for further extension.

Price £1,900,000

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

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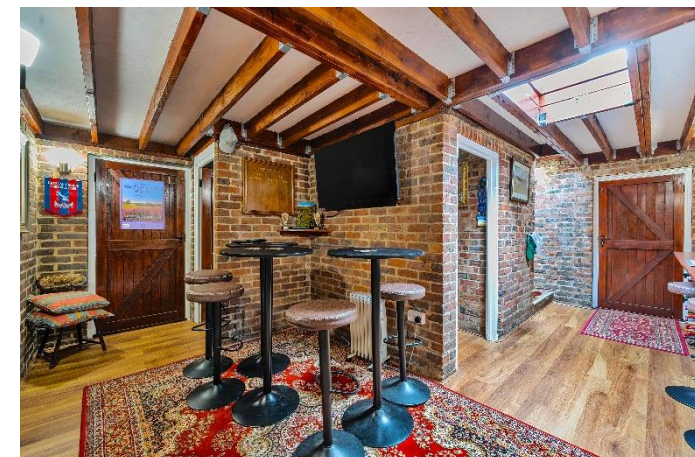
- Entrance Hall ■ Cloakroom ■ Sitting Room ■ Dining Room ■ Family Room
- Kitchen – Dining Room ■ Utility Room ■ Bar / Boot Room
- 4 Bedrooms and 2 Bathrooms including Principal Suite
- Double Garage ■ Frontage of some 60' ■ Some 105' x 100' Rear Garden
- In all, around 0.33 Acre



A detached house, individually designed and built in this exclusive location. The house is set at one corner of its plot of one third of an acre, thus enabling the most spacious gardens to enjoy and which have natural privacy and a Southerly-aspect.

As you step into the oak-fitted hall, you are drawn into each of the three living rooms, two of which overlook the gardens. Refurbished recently, the kitchen is picture perfect with painted range of Shaker style cabinets, quartz-granite surfaces, integrated appliances and Aga stove. In addition to the utility room, the large boot room has served as a very effective bar for the owners and their guests.

There are four double bedrooms and two modern and fully-tiled bathrooms, one being ensuite to the principal bedroom. Certainly there is space for a substantial, two-storey extension to the side to take the house up to a five bedroom home with additional bathrooms and living spaces if desired. Naturally, this would be subject to planning consent.





Tucked away in this private lane on the edge of the outstanding natural beauty and championship golf courses of Walton Heath, this property is within a few minutes' walk of Walton Heath Golf Club.

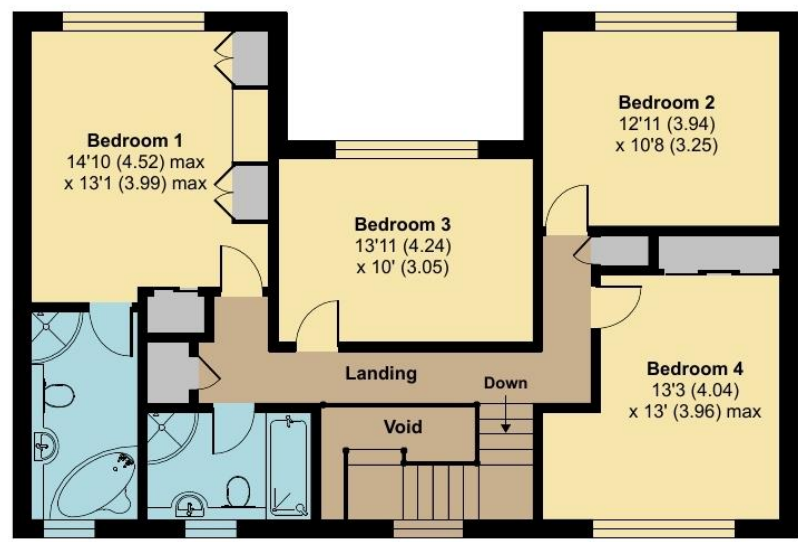
Around half a mile away, the pretty village of Walton on the Hill has much to offer with its village pond, excellent local shopping, and several pubs and restaurants. Nearby Tadworth has further village shopping and frequent rail services to London Bridge and Victoria. Epsom, Reigate and Banstead Village are all easily reached and within just a few minutes' drive at Reigate Hill (J8), the M25 gives access to the nation's motorway network bringing Gatwick within 15 minutes and Heathrow within 35 minutes, the Channel Tunnel is just over an hour. The great choice of schools nearby include Walton on the Hill Primary, Chinthurst, Reigate Grammar, Epsom College and Aberdour.

High on the Surrey Hills, this location is encompassed by wonderful open countryside including the renowned beauty of Colley Hill, Reigate Hill, Gatton Park and Walton Heath, ideal for walks, cycling, running and horse riding with several liveries nearby. There are also many venues for almost every conceivable sport, leisure and cultural pursuit including several golf courses, private gyms, Banstead Sports Centre, and many pubs, restaurants, local theatre and cinema.





GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA
2,547 SQ FT / 236.6 SQ M

The many features of this exceptionally fine home include:

- Bespoke fitted 'Shaker' style kitchen cabinets
- Quartz-granite surfaces, Aga stove and high quality appliances
- Modern, ensuite and family bathrooms, fully tiled
- Triple-aspect sitting room with brick fireplace
- Large boot room and great bar, dry access to garage
- Oak joinery to hall and staircase, oak flush interior doors
- Principal rooms overlook the rear gardens
- Presented in excellent decorative order
- Off-street parking for cars in addition to the double garage
- Beautiful gardens with privacy and Southerly-aspect
- Tranquil location at the end of Private no-through lane



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	76 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: G
 Broadband: Part-Fibre Broadband available
 All mains services
 To the best of our knowledge on production of this brochure

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