



A unique property enjoying rural privacy on the edge of Walton Heath

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Mogador
Tadworth
KT20

Reigate 3 miles Epsom 6 miles
London 19 miles M25 (Junction 8) 1 mile
London by rail 35 minutes from Merstham

Times and distances are approximate

An exceptional period house nestled in secluded grounds on the southern edge of Walton Heath.

Refurbished throughout, a superbly appointed family home with extensive outbuildings and offering remarkable versatility.

Price £1,895,000

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

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- Entrance Hall ■ Cloakroom
- Sitting Room ■ Dining Room ■ Garden Room ■ Cinema / Games Room / Potential Annexe
- Kitchen-Breakfast Room ■ Utility / Boot Room ■ Outside Cloakroom
- Principal Suite comprising Bedroom with Walk-In Wardrobe and Bathroom
- 3 further Bedrooms, Family Shower Room and ground floor Shower Room
- A total of 4 Bedrooms, Bathroom and 2 Shower Rooms in the main house
- Two Large Double Garages and Workshop ■ Extensive Gated Parking ■ Stabling
- Detached Annexe providing Gym / Office / Party Room / Guest Suite with Kitchen and Shower Room
- Secure and Private Grounds with Landscaped Gardens
- In all, approximately 0.8 acre



This early Victorian property was sympathetically extended many years ago and in recent years, the house has been renovated and refurbished creating a family home with present-day luxuries throughout.

The extensive gardens have been landscaped including a full width terrace providing a perfect space to entertain family and friends and there are many soft-landscaped areas just to sit and enjoy the rural privacy.

There are two pairs of automated access gates which lead to expansive driveways and the two double garages, one with workshop. Plenty of space to tuck away vehicles, horsebox and trailers.

For the equestrian, the stabling and immediate access to bridleways and open countryside will be of particular interest.



High on the North Downs, the property has an enviable, semi-rural location on the edge of Walton Heath and close to the open spaces of Colley Hill with its breath-taking views to the South Downs.

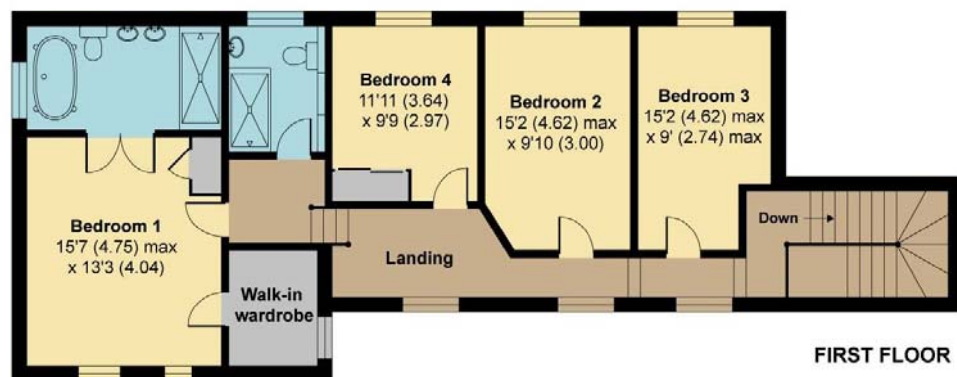
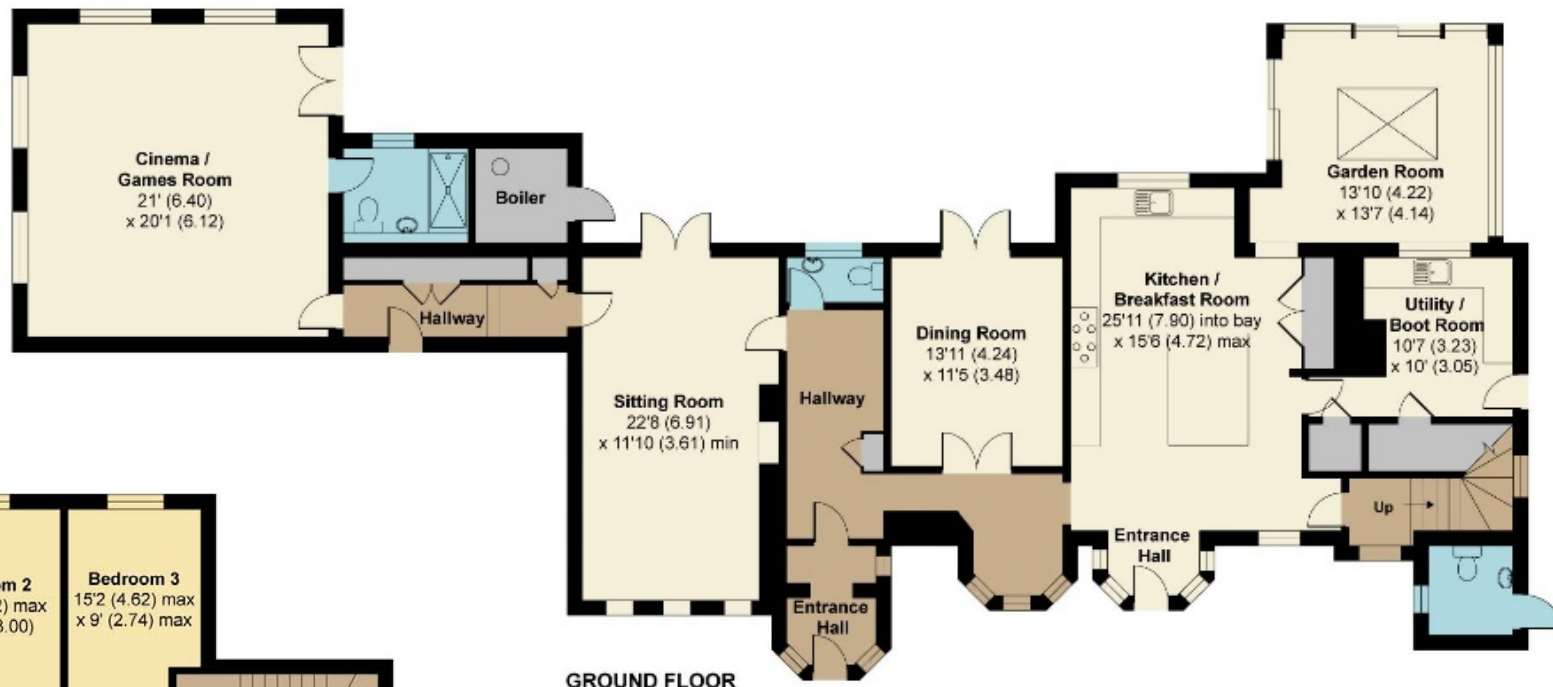
The location offers remarkable access particularly by car with the M25 at Reigate within a few minutes' drive enabling fast access to both Gatwick and Heathrow airports and the coast. Reigate, Dorking, Epsom and Banstead Village are all easily reached and offer extensive shopping, cafés and restaurants.

This part of Surrey is well served for schooling including Epsom College, Chinthurst, Aberdour, City of London Freeman's, Dunottar and Reigate Grammar, as well as nearby Kingswood Primary School.

Connected to a network of bridleways and close to the North Downs Way, this location has immediate access to excellent heathland turf for riding on Walton Heath, Headley Heath, Colley Hill and Reigate Hill with abundant open country also cycling and walks.

The area also has many clubs and venues for other sports, leisure and cultural pursuits.



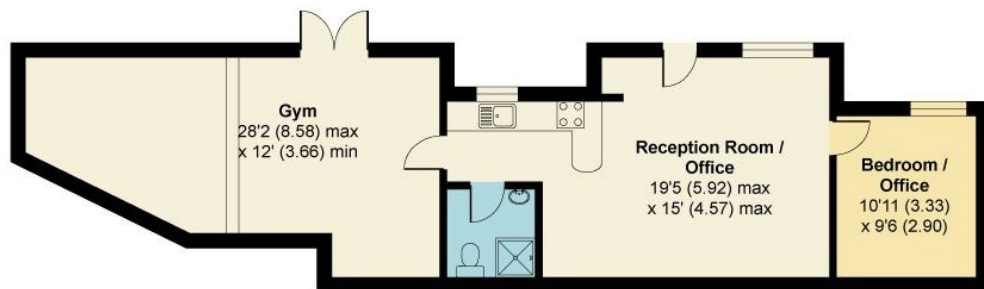


HOUSE FLOOR AREA

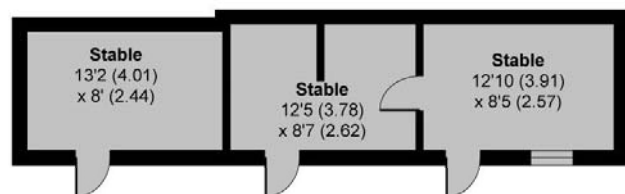
3,264 SQ FT / 303.2 SQ M

- Superbly presented in immaculate decorative order
- Beautiful, bespoke fitted Kitchen with quartz granite surfaces and island counter
- Range cooker and high quality appliances
- Contemporary Garden Room with full-height sliding doors to the terraces
- Vaulted Games Room with integrated Cinema and surround sound
- Luxurious Bathroom and Shower Rooms featuring Carrara Marble
- Two wood-burning Stoves
- Replacement Double Glazing
- Mains Gas Central Heating





OUTBUILDING 1



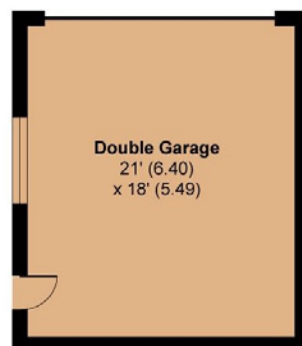
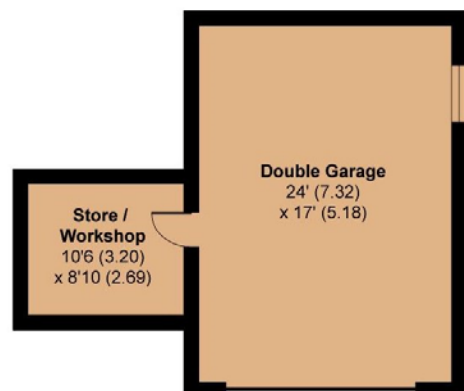
OUTBUILDING 2

OUTBUILDINGS

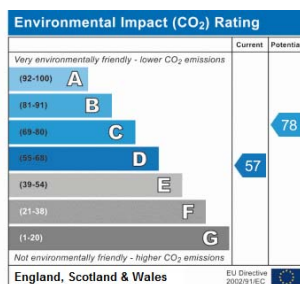
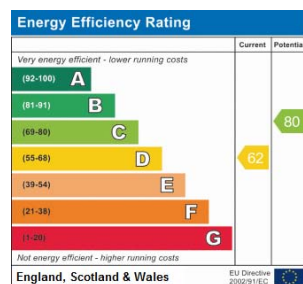
1,204 SQ FT /
111.8 SQ M

GARAGES

887 SQ FT /
82.4



- Secure Grounds with a choice of 'In and Out' remote controlled access gates
- Excellent Detached Annexe offering a variety of uses ■ Modern Stabling
- Two Large Double Garages and extensive parking for many vehicles
- Beautiful, Landscaped Gardens with expansive terraces and entertaining space
- Immediate access to a network of bridleways and heathland
- Detached Annexe ideal as substantial Offices for work from home or as a Guest Suite



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