

Kennedys'

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Woodbury House, 8
Russell Close
Walton On The
Hill, KT20 7QH

This beautiful and substantial 5 bedroom 5 bathroom property, laid out over three floors, has been further enhanced by the current owners who have turned what was a beautifully constructed new build house into a stunning and stylish home. Available Unfurnished January 2026

£5,500 Per
Calendar

Month



5



3



5



4



- Detached Family Home
- Five En-Suite Bathrooms
- Open Plan Living Space
- Gated Driveway and Garage
- Available Now

- Five Good Size Bedrooms
- Three Reception Rooms
- Bespoke High Quality Kitchen and Utility Room
- Wrap Around Garden Gardener Included
- Pets Considered



PROPERTY DESCRIPTION

Property Description

This gorgeous house has all the benefits of a new home whilst still having all the lovely touches that come from an older style house in keeping with the neighbouring properties. The accommodation is laid out over three floors, with a very spacious kitchen/dining/family room, utility room, formal drawing room, study and cloakroom to the ground floor. On the first floor there are four double bedrooms, all with en-suites and two benefiting from dressing rooms, whilst to the second floor is a spacious bedroom 5 with en-suite or this area would also make a fabulous games or cinema room.

Some of the many features of this property include; bespoke handmade fitted kitchen with painted units complimented with quartz worktops, integrated appliances to include electric oven, combination microwave oven, induction hob and extractor above, warming drawer, full height fridge, freezer, dishwasher and wine cooler, recessed lights and under pelmet lighting, showers with low-level trays and glass screens, sanitary ware by Villeroy & Boch with chrome fittings, designer wall and floor tiles, gas central heating via radiators to the first and second floors and underfloor heating to the ground floor, recently added air-conditioning to the kitchen/family room and main bedroom, Chrome towel rails with summer settings fitted to en-suite bath/shower rooms, wired for satellite TV systems, wired for entertainment systems to ground floor and master bedroom and a fully fitted intruder alarm.

The plot itself is in pristine condition and laid with Indian stone footpaths and terrace. There is external lighting to front and rear. There is a good area of lawn to the side and lovely area to the rear for al-fresco dining. The integrated garage is fitted with an electric up and over doors and the property itself is accessed via electric gates onto a large, bonded gravel drive.

Situated on a private road, this exclusive property is just a 50-minute train journey to London. A peaceful retreat from the bustle of London yet serviced by a variety of local amenities including primary schools, the local village, Surrey Downs, shopping in nearby Reigate, and a multitude of National Trust sites.

Golf lovers rejoice. Woodbury House is only moments away from the Walton Heath Golf Club, whose historical patronage includes King Edward VIII, Winston Churchill and David Lloyd George.

The house is generously sized (3,169 sq ft), beautifully presented, and conveniently located. The plot









PROPERTY DESCRIPTION

measures approximately 823 sq m (8,869 sq ft)

The property is available Unfurnished January 2026
Council Tax Band G

This tenancy will consider Pets, please note that the landlord reserves the right to charge a high rent (ie £15 per pet per month) this will be discussed at viewing/offer

The Village of Walton is situated in between Reigate and Epsom and is an ideal location for those seeking a beautiful and peaceful setting. The area has a range of both private and state schools including Chinthurst Prep School, Aberdour, Walton and Tadworth Primary Schools as well as Epsom College, City of London Freeman's School, Reigate Grammar & St Johns in Leatherhead. Reigate offers a large range of high street and independent boutique shops as well as a cinema and a wide choice of restaurants and bars. Epsom offers yet more shopping with large high street shops, restaurants, bars and cinema. Walton Heath Golf Club is moments away and within a short drive there is the RAC Golf and Country Club Epsom. Walton Heath and Epsom Downs offer excellent walking and riding within a short distance. The Village itself has a range of pubs, restaurants and shops including a supermarket, butcher, baker and fishmonger are in the village or a short distance away. Tadworth station offers a fast service to London Bridge in under 50 minutes. The M25 motorway is easily accessed at Junction 8 or 9, enabling fast routes to both Gatwick and Heathrow airports.

Material Information:

The property is supplied by Mains Water, Electric, Gas and Sewage.

Council Tax Band: G

EPC Rating: B

Tenure: Freehold

Flood Risk: Surface Water: High, Rivers and Sea: Very low

Broadband: Superfast

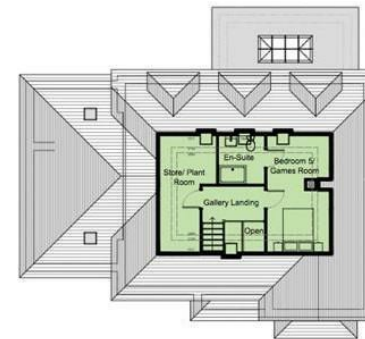
Mobile Phone Availability: Limited

Other Information: Ask The Agent

A large, stylized white signature or logo on a dark background. The signature is fluid and cursive, starting with a large 'C' and ending with a long, sweeping tail.



35
G



Ground floor

Living Room 3.97m x 5.64m / 13' x 18'6"
Family Area 5.09m x 2.73m / 16'8" x 8'11"
Dining 5.99m x 4.14m / 19'8" x 13'7"
Kitchen 4.5m x 4.14m / 14'9" x 13'7"
Study 3.23m x 3.28m / 10'7" x 10'9"
Utility 3.90m x 2.35m / 12'7" x 7'9"
Cloaks 1.96m x 1.20m / 6'6" x 3'11"
Hall 1.99m x 4.63m / 6'6" x 15'2"
Garage 5.0m0 x 3.70m / 16'5" x 12'2"

First floor

Master Bedroom 3.72m x 4.07m / 12'2" x 13'4"
Bedroom 2 3.81m x 3.97m / 13' x 12'6"
Bedroom 3 3.20m x 4.63m / 10'6" x 15'2"
Bedroom 4 3.36m x 4.14m / 11' x 13'7"

Second floor

Bedroom 5/ Games Room 2.74m x 5.12m / 9' x 16'10"
Store/ Plant Room 2.48m x 2.12m / 8'2" x 6'11"

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	85 89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Woodbury House, 8 Russell Close

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

EPC: B
 TENURE:
 COUNCIL: Reigate &
 Banstead
 TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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