

Kennedys'

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Pebblecroft
Pebble Close
Walton on the Hill
KT20 7PA

Situated in it's semi-rural location, this gem boasts 5 bedrooms, over 3500 SqFt, garage, workshop and beautiful gardens spanning just over 0.8 Acres. The location is prime for access to Headley, Walton on the Hill, Dorking, Reigate, Box Hill and more.

£1,399,950



- Beautiful detached family home
- Five Bedrooms
- Vast lawns both front and back
- Bespoke landscaping & water features throughout the grounds
- Ideally located between Headley, Boxhill, Betchworth and Walton on the Hill
- Semi-rural location, with over 0.8 Acres of grounds
- Two Bathrooms
- Vegetable patch
- Detached garage and workshop
- Available to view by appointment only

EPC: D



PROPERTY DESCRIPTION

The property is wide, with the ground floor layout built around a central corridor. The corridor features the reception hall, cloakroom, shower room, storage cupboard and access to the rest of the accommodation. The sitting room with electric fireplace at one end, and access to the garden at the other. The dining room next door is large enough for the whole family at Christmas time, and is dual aspect. The kitchen is at the front of the property, white shaker style units with a cream worktop, the space is clean and neutral. The family room is yet another generous reception area, with two doors out to the garden, as well as access into the utility. The utility contains an extra sink and the boiler, and a door through to the boot room, which will likely come in handy considering how many country walks are on your doorstep.

The bedrooms are split between the two floors. Upstairs, the main bedroom benefits from its own dressing room, with an abundance of eaves storage. Across the hall is bedroom number two, again with built in storage, and off the hallway is a bathroom to provide both rooms. The remaining three bedrooms are on the ground floor lined along the rear of the property.

As mentioned, the house sits on a plot of just over 0.8 acres of driveway, vast lawns, bespoke landscaping, water features, mature trees, patio areas and well established flower beds. To the front of the house is the tarmac driveway, with ample space for multiple vehicles, and the garage. The garage also benefits from a workshop, making this well suited to any petrol heads out there. The rear garden is south facing, featuring a lawn that catches the sun all day. To the west of the property is a patio area, as well as a vegetable patch worthy of Monty himself! The other side of the house has a gorgeous pond, surrounded by tasteful planting, and a gorgeous brick wall.







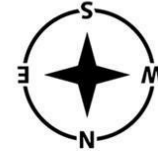


PROPERTY DESCRIPTION

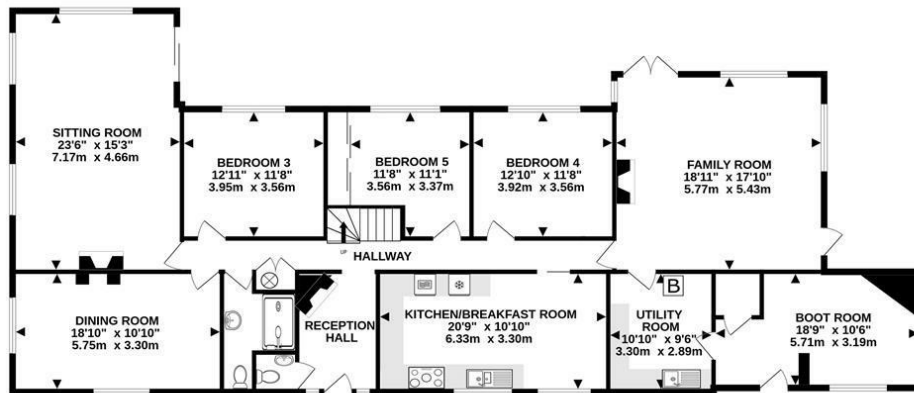
The property is nestled between Headley, Box Hill, Betchworth and Walton on the Hill, the village of Headley has a very active community with Church, village store, tea rooms and public house. Surrounded by extensive National Trust walks and situated within an Area of Outstanding Natural Beauty there are also many local riding stables whilst Tyrrells Wood, Epsom RAC and Walton Heath golf courses near by as well as Beaverbrook Country House hotel. Headley is conveniently situated within easy reach of Junctions 8 and 9 of the M25 providing access to Gatwick and Heathrow. There are many outstanding schools in the area for both state and independent Schooling. Local amenities at Headley, and the neighbouring village of Walton on the Hill cater for day to day needs whilst more extensive shopping and recreational facilities can be found in the nearby towns of Leatherhead, Ashted, Dorking, Reigate or Epsom, all of which offer mainline train services to London Victoria and Waterloo.

Council Tax Band: F

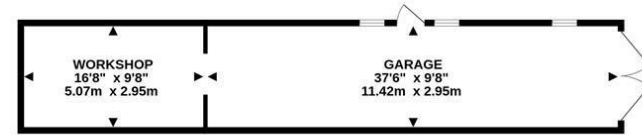




1ST FLOOR
908 sq.ft. (84.3 sq.m.) approx.



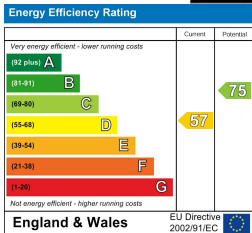
GROUND FLOOR
2109 sq.ft. (195.9 sq.m.) approx.



GARAGE
524 sq.ft. (48.7 sq.m.) approx.

TOTAL FLOOR AREA : 3540 sq.ft. (328.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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, Pebble Close

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

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