

Kennedys'

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Ebbisham Hurst
Ebbisham Lane
Walton On The Hill
KT20 5BT

With over 5100sqft of light and spacious accommodation over three floors, this is a house for every occasion and season. Our client is a second-generation owner of this beautiful home, believed to have been built in 1933, with later additions and a constant programme of improvements, ensuring that it is as relevant and stylish now as it has ever been.

£2,750,000



- Handsome executive family home
- 4 Bathrooms
- Commanding breathtaking views towards Epsom downs, London and beyond
- Double Garage
- Outdoor pool

- 6 Bedrooms
- Situated behind private gates within a 1.2 Acre plot
- Beautifully presented throughout
- 6 reception rooms
- *Viewings by appointment only*



EPC: D



PROPERTY DESCRIPTION

Have you ever had a house or two that you might drive past fairly regularly, and you just wish you could see inside it and wander round the gardens? Well I have, although I guess it's a little different, being an agent and all that; but I do have a short list, which is now one house shorter, because the house I am very pleased to be offering to the market, was on that list.

An impressive entrance hall leads you to most of the main ground floor rooms, including the beautifully designed kitchen/breakfast room, dining room, sitting room, snug/tv room, home office and of course cloak room. There is also a fantastic boot room (and dog room!), access to the double garage, and from the sitting room is access and steps down to a family room and bar, not to mention a rear lobby with a secondary staircase leading to the first floor. To the first floor are the five good sized bedrooms, with the main and guest rooms both having en-suites, and the family bathroom serving the other three bedrooms. Finally, to the second floor is a huge games room/bedroom 6, measuring some 30ft in length and with the most spectacular views towards London, although to be fair, so have the main and guest bedrooms.

I have always struggled with this bit, where I try to paint a picture of what the house is like inside, what the kitchen and bathrooms are, and listing the features. Maybe that is why I have focused so much of our marketing in recent years on excellent photography and videography; and certainly in this case, I am going to rely heavily on the images we have, to show and tell. That all said, what I would add, is that this is one of those homes that needs to be "felt", and that simply cannot be shown in its full glory, even with amazing photography; not to mention the stunning views, that are such a rarity in these parts, which literally need to be seen to be believed. It is a home of style, elegance and flexibility, confirmed by the fact that it has served two generations of the same family.







PROPERTY DESCRIPTION



This is also a home that is as good on the outside as it is on the inside, with a double set of wrought iron gates giving access to a wide in and out resin drive, forecourt area and double garage. To the rear, the garden has evolved over the years, with terracing, sweeping lawns, entertainment hut for all year round enjoyment, pergola covered walkway, and of course the outdoor swimming complex, safely secured in its own gated area and providing yet another great dynamic to this family home. Set in a plot of some 1.2 acres, this is a home that keeps giving, and we can't wait to show you more, if you like what you've seen so far.

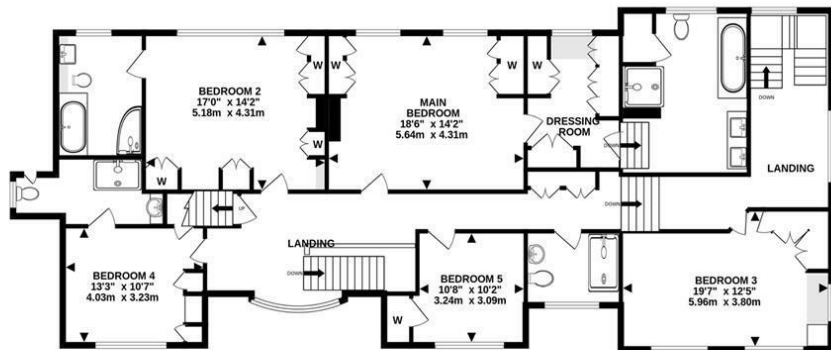
The property is located on the edge of Walton on the Hill village which offers a quintessential feel and look, with the Mere Pond being at its heart, whilst being surrounded by Walton Heath and served by a number of local traders and a local store. With three pubs, two restaurants, two hair salons, a tea room overlooking the pond, a highly sought after primary school, two churches, not forgetting Walton Heath Golf Club and much more besides, the village has much to offer. If Walton can't offer it, there is every likelihood that the nearby villages of Tadworth, Banstead and Kingswood, as well as the towns of Reigate and Epsom, will be able to provide.

The M25 is accessible via junction 8 and 9 whilst mainline stations are available at Tadworth, Ashted, Epsom, and Reigate. Local schooling is plentiful in both private at State sectors at secondary level and recreational facilities include Tadworth Sports Centre, Rainbow Centre in Epsom, Leatherhead Sports Centre, numerous golf courses and of course our very own Walton Heath, which offers some of the best walking in the whole of Surrey.

For further information or to arrange to have a private viewing, please call me or a member of my team. Thank you, Peter Kennedy. Nov 23.

Council tax band: H

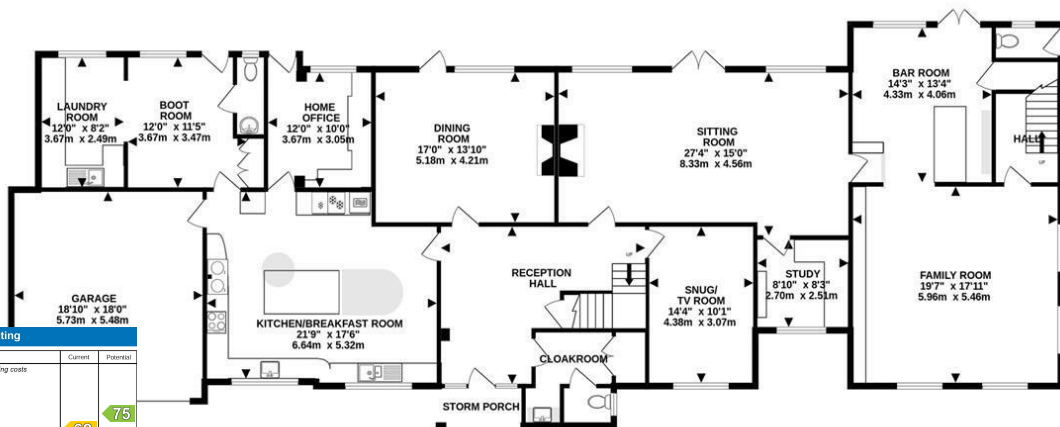




1ST FLOOR



2ND FLOOR



GROUND FLOOR

Energy Efficiency Rating	
Current	Potential
	75
68	

Energy Efficiency Rating Legend:

- A (92 plus)
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-20)

EU Directive 2002/91/EC

TOTAL FLOOR AREA : 5168 sq.ft. (480.1 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023

Ebbisham Hurst, Ebbisham Lane

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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