

Kennedys'

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41 Chequers Lane,
Walton on the Hill,
Surrey,
KT20 7SF

We are biased of course; but Walton on the Hill really is an incredible place to live, and this charming 3 bedroom cottage is perfectly located to make the most of everything this wonderful Village has to offer.

£620,000



3



2



1



2



- Charming cottage in the heart of Walton on the Hill
- 3 Bedrooms
- 1 Bathroom
- Generous garden
- Large summer house / garden studio
- Off road parking for two vehicles
- Scope to extend and modernise (Subject to planning)
- Period charm and character throughout
- Located a short walk from all that Walton on the Hill has to offer
- **Viewings by appointment only**



PROPERTY DESCRIPTION

Period charm is the recurring theme throughout, along with plenty of potential to extend to the rear and open up the kitchen (subject to relevant planning permission). The original floorboards are the star of the show downstairs, running through the spacious hallway into the living room to the rear. This space benefits from a log burning stove, and French doors out to the garden. The front room is used as a dining space, and the kitchen is a galley style with terracotta tiles. The bathroom is also downstairs.

Upstairs you will find three bedrooms, the largest of which is the main bedroom to the front of the property, a good sized space that has been redecorated recently in a lovely sage green. The second and third beds are both reasonable sizes, and look out over the rear garden.

The garden is one of the properties strongest assets, a wide space consisting of a patio area, lawn and a large summer house / studio. The studio is used by the current owner as a gym, complete with power, it would also make a perfect office or teenage den. At the front of the house a gravel laid drive is large enough for two vehicles.

The village of Walton is served by a number of local traders including a coffee shop, butchers, four pubs, a Co-op Supermarket, a chemist, a pizza parlor, an Indian restaurant, and the award-winning Spaghetti Tree restaurant. Other features include Walton Primary School, two nursery schools, and of course the famous Walton Heath Golf Club. Walton Heath itself is close by and a short walk of approximately 15 minutes will take you across to Tadworth village with its butchers, village, fishmongers, bakers, and much more. It also has a mainline railway station with regular services to London. The property is also perfectly located for easy access to local towns with Epsom and Reigate just a few miles away, and access to the M25 (junction 8) approx. 5 miles.

If you have any questions, or would like to arrange a viewing, please don't hesitate to contact us on 01737 817 718.

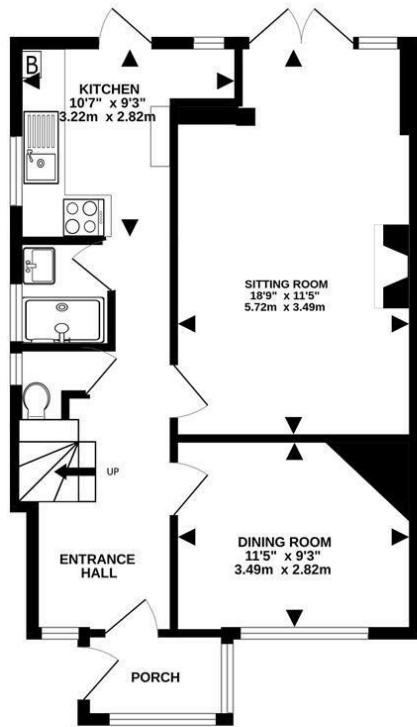




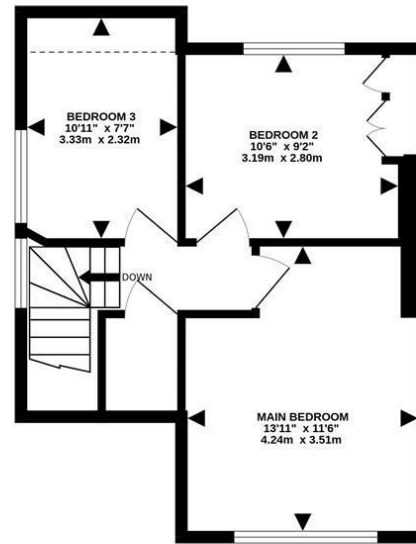


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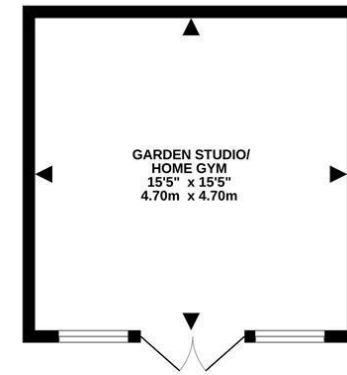




GROUND FLOOR



1ST FLOOR

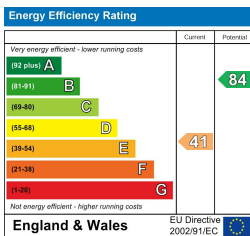


GARDEN STUDIO



MAIN HOUSE 87.3 SQ.M (940 SQ.FT) GARDEN STUDIO 22.1 SQ.M(238 SQ.FT)

TOTAL FLOOR AREA : 1178 sq.ft. (109.4 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
 EPC RATING: E
 COUNCIL: Reigate and Banstead
 TAX BAND: E

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