

# Kennedys'

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Fife House  
Heath Drive  
Walton On The Hill  
KT20 7QQ

This is a home steeped with history, and today stands in its own large private plot of over half an acre (tbc) with sweeping lawns, gravel driveway, and tennis court, situated in a sought after private road on the edge of Walton on the Hill village.

£1,650,000



- Handsome detached family home
- 4 Bathrooms
- Utility Room & Study
- Off street parking
- Beautiful mature gardens

- 6 Bedrooms
- Situated on a generous plot of 0.6 Acres
- Tennis court
- Situated on one of the village's most desirable residential roads
- \*Viewings by appointment only\*







# PROPERTY DESCRIPTION

I recently saw a picture of this beautiful home, in black and white, taken, I am reliably informed, in the early 1900's, standing along a short row of similarly sized homes, with seemingly nothing else around it, other than a couple of extremely well dressed people in the street. It transpires that the picture was of the very house we are now privileged to be instructed to sell, and so I am of course delighted to be able to tell you more, as well as provide what I hope is a collection of photographs that reflect the history and character of this beautiful home. Believed to date back to around 1908, this is a home steeped with history, and today stands in it's own large private plot of over half an acre ( tbc ) with sweeping lawns, gravel driveway, and tennis court, situated in a sought after private road on the edge of Walton on the Hill village and with easy access to Walton Heath. The accommodation of close to 4500 sq ft is spread over three floors, including an impressive entrance hall, a beautiful drawing room of some 30ft in length, 18'x17' dining room, sitting room, fabulous kitchen/breakfast room of 24'x17' 3 with doors out to the garden, utility room, study, and cloakroom, whilst to the first floor are the main bedroom with balcony and en-suite, further bedroom with ensuite, two further bedrooms, bathroom and separate shower room, and then on the top floor are bedrooms 5 and 6. The house is full of the charm and character of it's era, with high ceilings, open fireplaces, oak staircase, Aga to the kitchen, wooden floors, oak doors, ornate coving and much more besides, whilst combining with modern kitchen, bathrooms and being well presented throughout.

To the outside the property is approached by way of a large gravel driveway, providing ample private and visitors parking and access to the garage. The impressive gardens lie mainly to three sides of the house, with sweeping lawns, well established borders, and a tennis court to the rear. The property benefits from gas fired heating by radiators, and offer further opportunities to both extend ( subject to local authority planning ) and/or improve if so desired by any future owners.











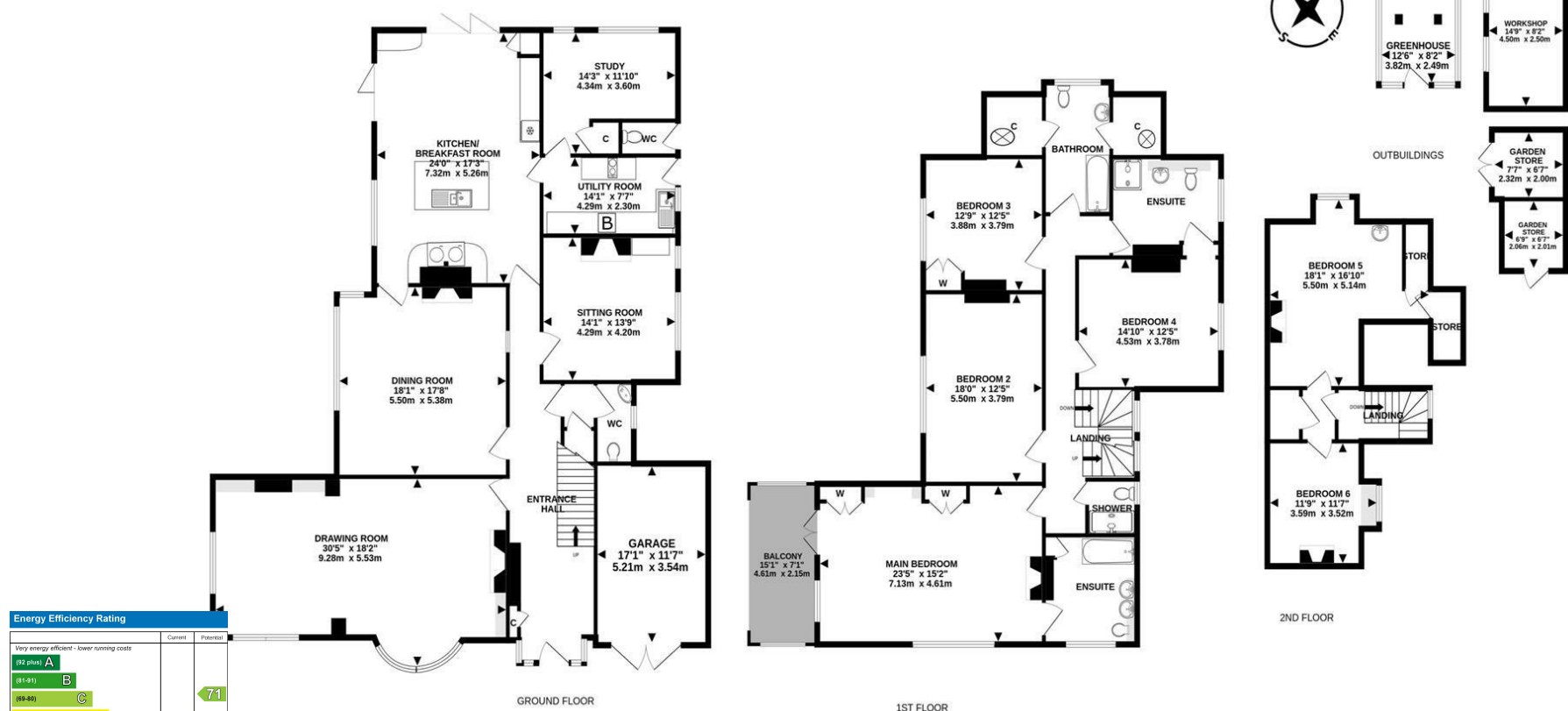




# PROPERTY DESCRIPTION

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 Co-Op supermarket, café by the pond, florist and Post Office. Tadworth station offers a fast service to London Bridge and London Victoria in under an hour. The M25 motorway is easily accessed at Junction 8 or 9, enabling fast routes to both Gatwick and Heathrow airports.

For further information or to arrange a private viewing, please contact a member of our sales team.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

MAIN HOUSE 355.5 SQ.M(3826 SQ.FT) GARAGE AND OUTBUILDINGS 47.7 SQ.M(514 SQ.FT)  
 TOTAL FLOOR AREA : 4340 sq.ft. (403.2 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024

# Fife House, Heath Drive

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

TENURE: Freehold  
 EPC RATING: F  
 COUNCIL: Reigate & Banstead  
 TAX BAND: H

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