

Kennedys'

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Pilgrims, Ebbisham Lane
Walton On The Hill
KT20 5BT

Given that Walton on the Hill is on one of the highest points in the Surrey Hills area, there are surprisingly few properties that can truly say they are able to benefit from having far reaching scenes across the Downs and over to the City landscape, let alone be within a relatively short stroll to the village and everything it has to offer. However, in this attractive and substantial family home, measuring almost 4500 sqft in total, we certainly have one of them, and a fine, rare example it is too.

£1,895,000



- Handsome 1920s family home
- Benefiting from stunning views out over the Surrey Countryside and beyond
- 5 Bathrooms
- Double Garage
- Landscaped gardens with gorgeous pond outdating the house!
- Situated within a generous plot of 0.6 Acres
- 4/5 Bedrooms
- Extended and improved by the current owners over a period of 30+ years
- Large study / 5th Bedroom
- *Viewings by appointment only*



PROPERTY DESCRIPTION

Believed to have been built in the late 1920s, Pilgrims has since been considerably enlarged by several owners, and today owners have made considerable improvements to the property, creating a home that reflects the character of its original era and combining it with the style and standards of modern family living. The accommodation lies over two floors, with an enclosed lobby and cloakroom off it, leading to an impressive entrance hall from which all the major downstairs rooms are accessed, including the snug/tv room, dining room, kitchen/breakfast/family room, and drawing room which in turn opens out to the beautiful sitting room. Off the kitchen and snug room, you can access the utility room and boot room, from which stairs rise to the home office/guest/bedroom 5 and shower room. To the first floor is the main bedroom with a dressing room and en-suite bathroom, whilst the other three bedrooms also benefit from having en-suites. The property benefits from gas-fired heating by radiators, double glazing, a modern fitted kitchen, underfloor heating in sections, fireplaces, downlighters, and much more besides, whilst all being tastefully decorated and maintained.

Pilgrims is approached via a long private driveway leading to a large forecourt area with ample parking and access to the double garage with up-and-over doors. The overall plot measures approximately 0.6 of an acre, mainly lying to the side and rear, thereby perfectly placing the house in a position that allows its owners to not only enjoy the beautifully tended and well-established garden, but the fabulous and rare opportunity to see across the Downs and beyond, with the London skyline often gleaming in the background.

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 several 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,









PROPERTY DESCRIPTION

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 junctions 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 a private viewing, please don't hesitate to contact our sales team on 01737 817718.



MAIN HOUSE 400.2 SQ.M (4307 SQ.FT) OUTBUILDINGS (16.2 SQ.M (175 SQ.FT))

TOTAL FLOOR AREA : 4482 sq.ft. (416.4 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
174 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Mid energy efficient - higher running costs</small>			
		75	82
England & Wales		<small>EU Directive 2002/91/EC</small>	

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TENURE: Freehold
 EPC RATING: C
 COUNCIL TAX BAND: H

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