

# Kennedys'

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Heath 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 almost three quarters of an acre with sweeping lawns, gravel driveway, situated in a sought after private road on the edge of Walton on the Hill village.

£1,750,000



6



3



4



6+

- Handsome detached family home
- 4 Bathrooms
- Situated on one of the villages most desirable residential roads
- Double garage
- Garden studio/games room
- 6 Bedrooms
- Generous plot of almost three quarters of an acre
- Beautiful mature gardens
- Original Edwardian features
- \*Viewings by appointment only\*





# PROPERTY DESCRIPTION

Believed to have been built around 1908, this handsome and substantial Edwardian home sits on a large flat plot of almost three quarters of an acre, with large, graveled drive and forecourt area providing ample space for private and visitors parking. With over 4000 sq ft of living accommodation and outbuildings, Heath House has a great layout, with entrance through a storm porch, in to a lobby with a cloakroom off it and then a door in to the entrance hall, off which is a semi open plan space currently used as a snug. The ground floor also offers two large reception rooms, an enclosed loggia, impressive open plan kitchen/dining room and rear lobby, whilst to the first floor are 4 double bedrooms, two of which have ensembles and a large family bathroom, whilst to the second floor are two further bedrooms and shower room. Internally, Heath House is a balance of old and new, beautifully blending the charm and character of its original era with the standards and style expected today. Oak floors, fireplaces, ornate coving, carved balustrades, bay windows, high ceilings and leaded lite windows, combining with modern luxury kitchen and bathrooms and everything you would expect from a modern home, whilst also affording the opportunity to further extend should there be any need or desire to do so, subject of course to local authority planning.

To the outside, Heath House sits back on its private plot and is surrounded by beautifully tended gardens on three sides, with sweeping lawns, flower beds, large terrace area perfect for entertaining, kitchen garden area and mature borders, all enjoying a secluded and sunny aspect. There is a detached double garage accessed from the drive, whilst a useful garden room is located to the rear section of the garden, being perfect for a home office, gym, or any other uses.







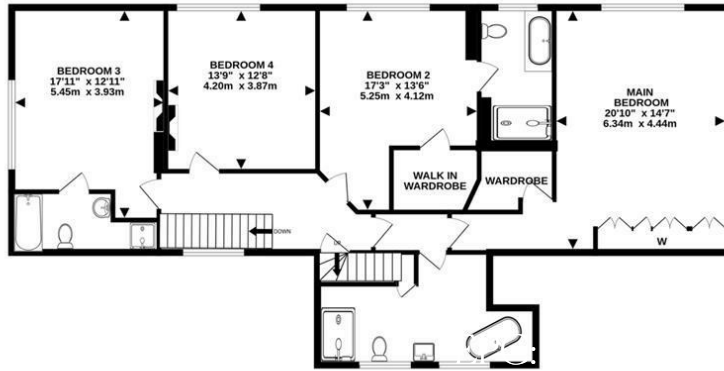


# PROPERTY DESCRIPTION

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.

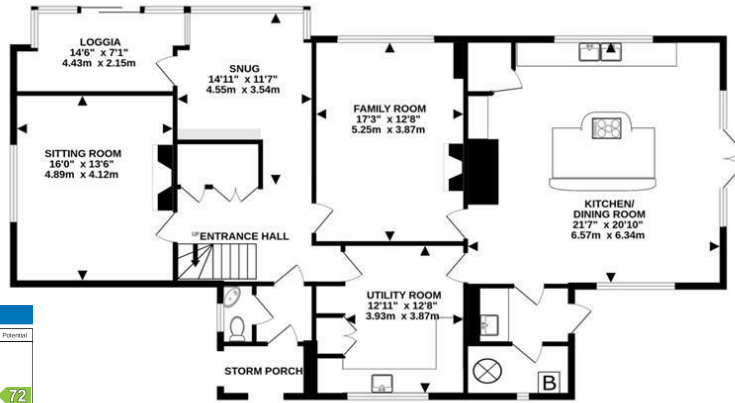
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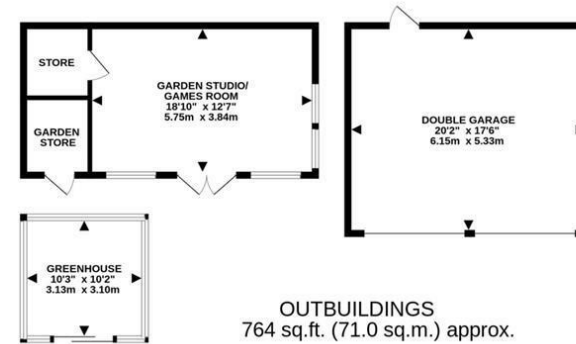
1ST FLOOR



2ND FLOOR



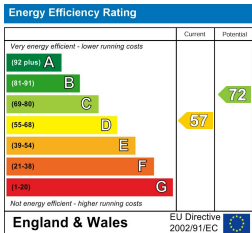
GROUND FLOOR



OUTBUILDINGS  
764 sq.ft. (71.0 sq.m.) approx.

TOTAL FLOOR AREA : 4133 sq.ft. (384.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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# Heath House, Heath Drive

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

EPC: D  
TENURE: Freehold  
COUNCIL TAX BAND: H

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