

# Kennedys'

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Willowcroft, Holmcroft  
Walton On The Hill  
KT20 7TR

It's not every day we come across an example of both house and plot having all the ingredient needed for a prime family home. A large, wide, south facing plot then, with formal walled gardens, a pool, and roughly 3,500SqFt of family home prime for modernisation, is a very rare thing indeed!

£1,500,000



4



4



5



5+

- Handsome Arts and Crafts Style detached house
- 3 En-suites
- Close to village
- NOONWARD CHAIN

- 4 Bedrooms
- Set in over half an acre
- Mature garden with swimming pool
- VIEWING BY APPOINTMENT ONLY





# PROPERTY DESCRIPTION

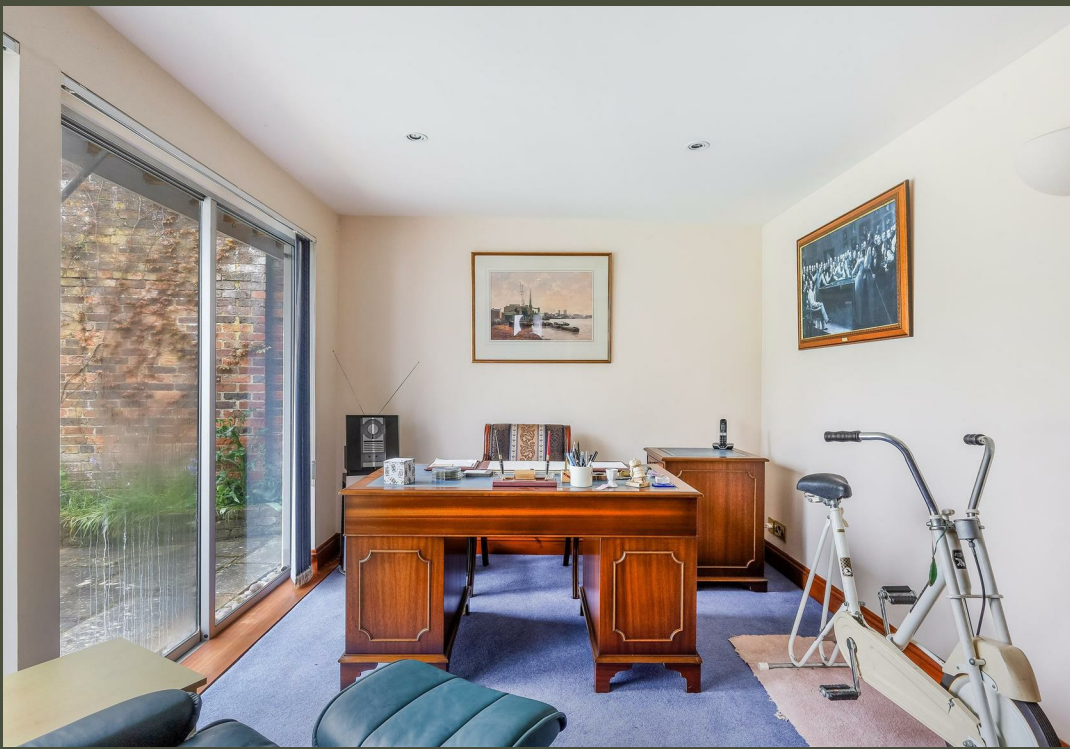
From time to time, I'm sure you've all spotted that house in the road that just catches the eye, may even make you stop and just take a moment to fully appreciate everything you love about it; and it doesn't always need to be something that looks perfect, but perhaps something that makes you think "if only I could get my hands on that". And so it is with this beauty of a home, not only for its strong architectural prowess and strong bones, but also because of where it is located and the qualities of the plot that it sits in. Nestled down a small private no through road on the edge of Walton on the Hill village, is this handsome Arts and Crafts style, double fronted family home that lays back from the front of the plot and sits comfortably with the grounds of some half an acre. Offering some 3500 sq ft of accommodation over two floors, this is a home that reflects the charm of its era, but at the same time you can't help that it openly invites you to explore the possibilities and full potential that would be fulfilled by way of future refurbishment and extension (subject to local authority planning). The positioning of the house would allow for potential on both flanks, not to mention across the back, whilst still retaining ample garden and access.

The property is approached by an in and out drive, providing ample space for both private and visitors parking and giving access to the double garage. To the rear this beautiful and well established garden has clearly been loved and tended over the years, and indeed remains so, with its sweeping lawns, terraced areas, flower beds, and herbaceous borders, not to mention the outdoor pool and access to home office and pump room.

It is a privilege to be acting on behalf of our client, and we would be delighted to show you round the property in person, as well as answer any further questions you may have.







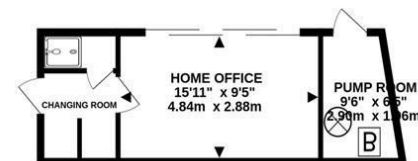
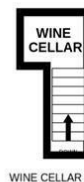


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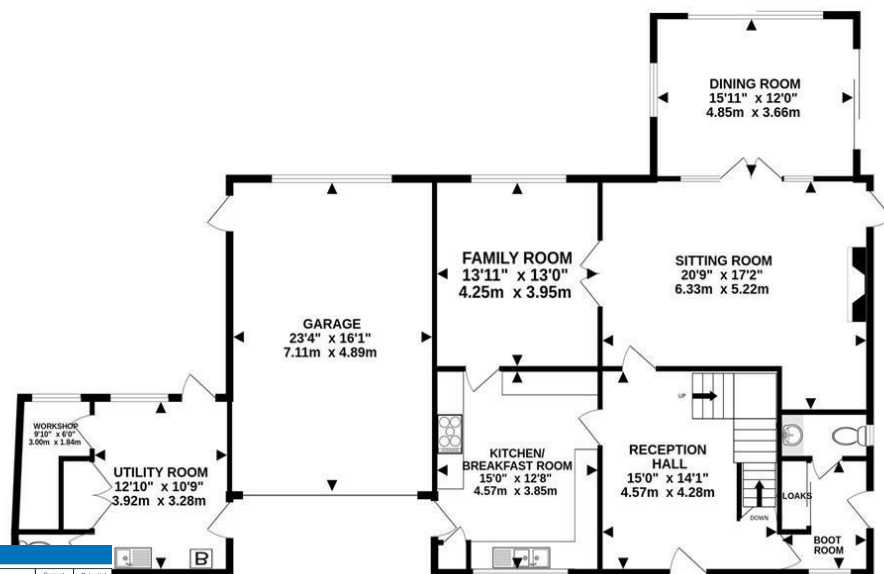
Walton on the Hill is a quiet and quintessential village, nestled within the Surrey Hills area and in the heart of Walton Heath. With its famous pond, the village offers a range of shops including the popular Co-Op, independent bike shop, hairdressers, beauticians, chemist, Chinese take away, Independent woodfired Pizza place and much more besides. The village is well known for its range of pubs and restaurants including The Spaghetti Tree and The Chequers, and the community is served by St Peters church and an outstanding primary school that is located in the heart of the village. The renowned Walton Heath golf club is a private members club that is steeped in history, including being the location for the Ryder Cup in 1981 and more recently the British Masters and Women's Open.

The neighbouring village of Tadworth offers an additional selection of shopping facilities such as independent butcher, baker/cafe, fishmonger, dry cleaners, off licence, opticians, gift shop and One Stop. There are a further selection of pubs and restaurants including The Bridge Mediterranean restaurant, Thai Cottage, Grumpy Mole, Dukes Head and Blue Anchor, and Tadworth station provides a regular service to London Bridge/Victoria. Tadworth Primary School is as popular as ever, as is the private co-ed offering, Chinthurst. The main towns of Reigate, Banstead and Epsom are all nearby and the M25 motorways are accessed at either junctions 8 or 9.

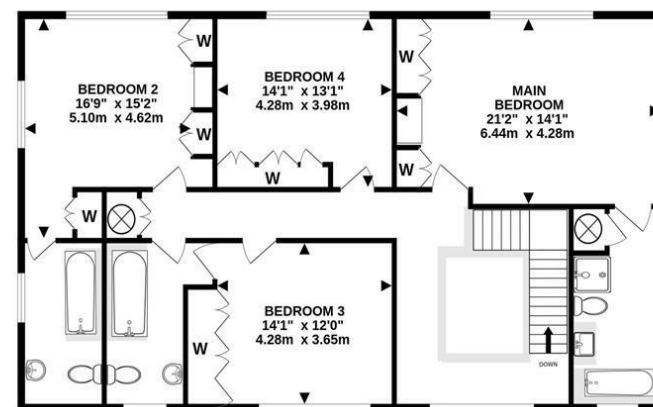
To arrange a private viewing or for further information please call a member of our sales team. Offered with NO ONWARDCHAIN



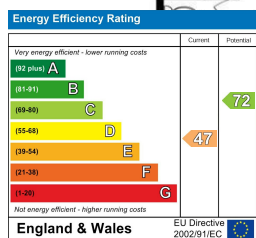
POOL HOUSE



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 3508 sq.ft. (325.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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# Willowcroft, Holmcroft

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:  
TAX BAND: G

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