

# Kennedys'

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7 De Clare  
Court, Chequers Lane  
Walton On The Hill  
KT20 7QY

Introducing apartment 7 De Clare Court, the show home apartment located on the first floor of this brand new gated development, offers comfortable living with two en-suite bedrooms and high-quality finishes throughout. It includes lift access, communal gardens, and two private parking spaces, one of which is under the cover of a car barn. Ideally situated near Walton Heath Golf Club, Walton-on-the-Hill village, and scenic country walks, this apartment offers a perfect blend of convenience and countryside charm. Fixtures, Fittings and Furniture included.

£550,000



- 2 Bedrooms with en-suite's
- Car Barn and allocated bay
- Gated development
- No onward chain
- Close to the village of Walton on the Hill and the nearby market towns of Epsom, Reigate and Dorking
- First Floor apartment with a lift
- High specification finish, including underfloor heating throughout
- Ready to move in to and includes fixtures, fittings and furniture
- Excellent turnkey opportunity







# PROPERTY DESCRIPTION

This impressive two-bedroom apartment, located on the first floor of this brand-new, gated development, offers a comfortable and modern living space in a peaceful, sought-after area. As the show home, this is a unique opportunity to secure a beautiful home in a well-regarded community. At over 1,100 square feet, this is the largest of the first-floor apartments, and further benefits from a South facing aspect.

Both bedrooms are spacious and feature their own en-suite bathrooms, offering convenience and privacy. The apartment benefits from high-quality finishes throughout, with a well-designed kitchen and open living spaces that create a welcoming atmosphere.

Two private parking spaces are included, with one in a covered car barn and the other in the main car park.

This home offers more than just a place to live—it provides an exceptional lifestyle. With Walton Heath Golf Club nearby, scenic country walks on your doorstep, and the charming village of Walton-on-the-Hill just a short distance away, you'll have plenty of opportunities to enjoy the outdoors. The local village pubs and community atmosphere complete the picture of a relaxed, village lifestyle.

Perfect for those seeking a peaceful retreat while still being close to all the amenities and leisure activities this wonderful area has to offer, this apartment is an opportunity not to be missed. Arrange a viewing today to see how it could be your perfect new home.













# PROPERTY DESCRIPTION

## Location

Walton on the Hill is a picturesque village located in the heart of the Surrey Hills, home to the famous Walton Heath Golf Club, who recently hosted the 'AIG Women's Golf Open' and is renowned for its stunning courses. The village is also close to a variety of golf clubs including the prestigious RAC Golf & Country Club, making it a wonderful location for golf enthusiasts.

Aside from its golfing attractions, Walton on the Hill is conveniently located near several market towns such as Reigate, Dorking, and Epsom. These towns offer an array of shops, restaurants, and other amenities. Additionally, the village is situated within easy reach of both Gatwick and Heathrow Airports, making it an ideal location for travelers.

For those looking for easy access to London, Walton on the Hill is a great choice. The neighbouring village has direct trains to London and the area is also easily accessible for both the M25 and M23.

Moreover, Walton on the Hill has an annual May Day Fayre, a village café opposite the pond, a variety of pubs, restaurants, local shops, a village hall, and tennis courts. Whilst, De Clare Court provides direct access, via a secure gate, to a public footpath that leads to the village. Overall, Walton on the Hill is a versatile location that has something to offer everyone, whether you're a golf enthusiast, cyclist, walker, traveller, or someone looking for a peaceful thriving village to call home.

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

# 7 De Clare Court, Chequers Lane

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

TENURE: Leasehold

EPC RATING:

COUNCIL: Reigate & Banstead

TAX BAND: G

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