

Kennedys'

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Keepers Cottage,
Ebbisham Lane
Walton On The Hill
KT20 5BT

With close to 3500 sq ft of characterful and stylish accommodation, this is a house for every occasion and season. Believed to have been built around 1860, Keepers Cottage remains as relevant and stylish as it has ever been.

£1,895,000



- Characterful and stylish home
- Three further bedrooms
- Fresh water Swimming pool
- Main bedroom with ensuite and dressing room
- Close to village location
- Gated plot of approx. half an acre



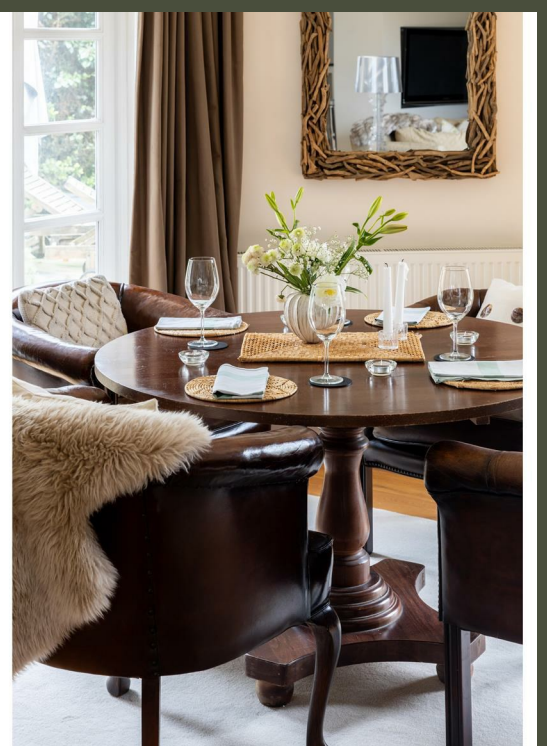
PROPERTY DESCRIPTION

Some 16 years ago the current owners purchased Keepers Cottage through ourselves, and whilst they loved much about it, little did even they know just how much more they could add to this beautiful home. Believed to have been built around 1860, this is one of the elder statesman of village homes in Walton on the Hill, but never has it looked so good, reflecting both the character and charm of it's era whilst being at the very forefront of modern living styles and standards.

Offering some 3338 sq ft of living accommodation and garaging, the owners have transformed virtually every element of the home during their stewardship, using their interior design background and excellent eye, all of which is immediately apparent as you step through the cathedral arched door and is further exemplified by the luxury Shaker style kitchen, with a full range of units, granite worktops, and featuring a stunning black Aga. The light and spacious accommodation spans over two floors, including entrance hall, cloakroom, large sitting room with doors to garden, dining room, 25' long kitchen/breakfast room, open plan with steps down to family room with open fireplace and doors to the rear, boot room, utility room, stairs from boot room to bedroom 4/guest suite with ensuite shower room. To the first floor of the main house, all the bedrooms come off an impressive landing, including a main suite of dressing room, bedroom, and large luxury en-suite with bath and shower, double doors to bedroom 3 which features opening doors to a roof terrace and enviable views, and bedroom 2 with ensuite shower room.









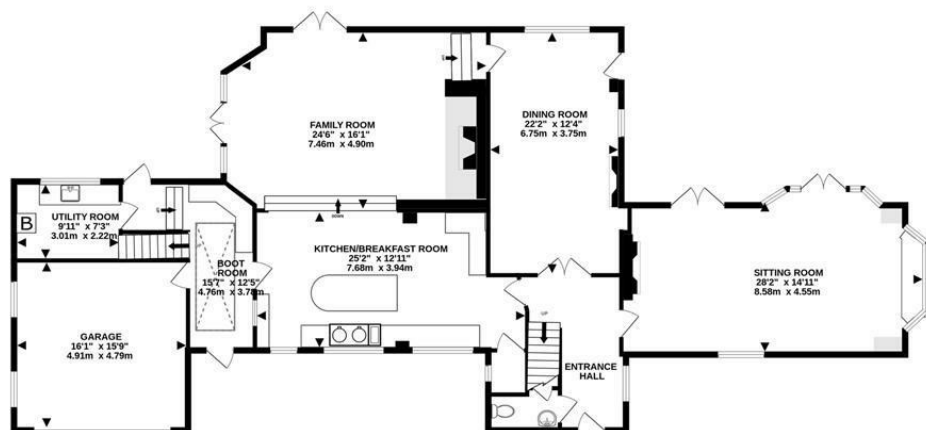
PROPERTY DESCRIPTION

Whilst the house itself exudes style and character, it is rare to say that the gardens are just as much a feature as the interior, but we believe that to be the case at Keepers Cottage. This private gated plot of some half an acre, offers a large open gravel drive and forecourt area that provides ample private and visitors parking, access to the integral Garage, and flanked by well tended gardens that wrap round the far flank, side garden area and then opens out to the back garden area, with lawns and terracing; however the undoubted centre piece has to be the recently created fresh water natural pool, with decking, pier and planting, all of which gives a year round experience and rare opportunity for the ever increasing number of us who enjoy the health benefits of such a pool.

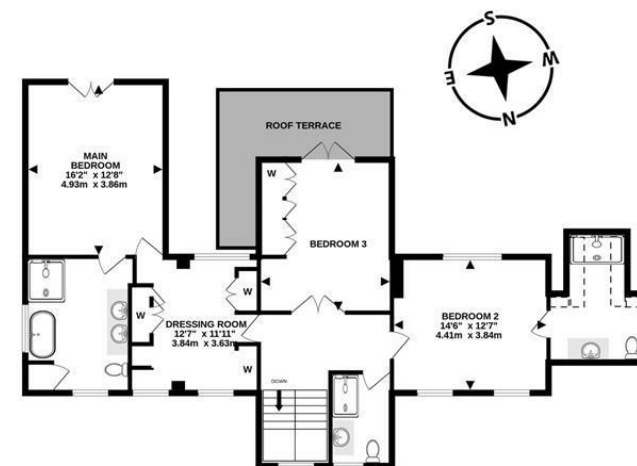
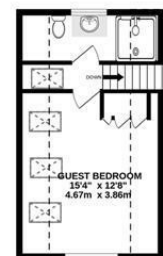
The property is located on the edge of Walton on the Hill village which offers a quintessential feel and look, with the Mere Pond being at its heart, whilst being surrounded by Walton Heath and served by a number of local traders and a local store. With three pubs, two restaurants, two hair salons, a tea room overlooking the pond, a highly sought after primary school, two churches, 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 junction 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 to have a private viewing, please call me or a member of my team on 01737 817718



GROUND FLOOR
1942 sq.ft. (180.5 sq.m.) approx.



1ST FLOOR
1396 sq.ft. (129.7 sq.m.) approx.

TOTAL FLOOR AREA : 3338 sq.ft. (310.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(94 plus) A	
(81-93) 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

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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: Reigate and

Banstead

TAX BAND: H

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