

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

Church Acre, Breech Lane  
Walton on the Hill  
KT20 7SQ

What a pleasure it is to offer this superb five bedroom detached family home, just shy of 4,000sqft, and set on a delightful acre plot close to the heart of the village. With the additional benefit of an integral, self-contained annex, two garages and the opportunity to further extend (STPP), this is one not to miss.

£1,875,000



- Five bedroom detached house close to the heart of this charming, vibrant, sought after village
- Kitchen/breakfast room leading onto the garden with seating area
- Drawing room
- Timber framed garden room
- Three further bedrooms on the first floor
- Annex complete with bedroom, sitting room, kitchen and separate entrance
- Quiet location with stunning gardens including built in BBQ and Summer House
- Dining room
- Main bedroom with ensuite and fitted wardrobes
- Double garage, workshop and garden stores









# PROPERTY DESCRIPTION

The generous entrance hall gives access to a magnificent drawing room entered via double glass doors with bay window to front and fitted shelves either side of the elegant fireplace: This room is impeccably presented in neutral tones. Also off the entrance hall there is the WC and cloakroom, snug/home office room and kitchen and garden room.

The garden room is the real WOW factor of the home, offering spectacular light and views of the garden. In the spring and summer it is like being in the garden itself and it offers a cosy refuge in the winter. There is an additional dining area attached, which adds to the feeling of space.

The country-style kitchen is fitted with solid wood base and wall units with an island and dining table. French doors lead out onto a secluded terrace.

A fully fitted utility room with side access to the garden leads through to the separate annex area complete with it's own kitchen, sitting room with gas fire and doors opening onto the front garden. The annex which can be accessed through it's own entrance, also contains a good-sized double bedroom with fitted wardrobes and a small bathroom with bath/shower overhead. A large storage cupboard is situated in the hall area, which leads onto a solid wood conservatory offering near-panoramic views. The space and privacy the annex offers is ideal for guests, a nanny or family, or even as a separate office area.

Upstairs there is the most beautiful master bedroom suite, originally two bedrooms, with an abundance of fitted wardrobes, gorgeous views over the garden, a luxury en-suite bathroom with enclosed bath, separate shower, double vanity unit and window seat. There are three further double bedrooms and a family bathroom. The loft is accessed, via fitted ladder, from the landing and is fully boarded and lit and creates a wealth of useable storage space.















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Outside there is a spacious patio which stretches across the back and sides of the house with two separate pergolas, home to a variety of vine, roses and jasmine. A delightful summer house can be found to the rear of the garden, positioned to catch the evening sun. The mature gardens nurtured over many years and boasting fine trees, bedding plants and an especially gorgeous carpet of spring flowers is the envy of all who visit.

The property benefits from two garages that adjoin the house which offer a wealth of parking and storage. A favourite feature is the very handy back gate offering a short cut into the centre of the village.

The property is an easy walk into Walton on the Hill village that offers a quintessential feel and look, with the Mere Pond being at its heart. The village is served by a number of local traders including a local butcher, four pubs, Co-op Supermarket, coffee shop, barber shop, chemist, Indian restaurant and the award-winning Spaghetti Tree restaurant. Other features include Walton Primary School, two nursery schools and of course the famous Walton Heath Golf Club. Walton Heath itself is close by and a short walk of approximately 15 minutes will take you across to Tadworth village with its butchers, village store, fishmongers, bakers and much more. It also has a mainline railway station with services to London. The property is perfectly located for access to local towns with Epsom and Reigate just 3 miles away, and access to the M25 (junction 8) approximately 5 miles.

For further information or to book a viewing, please contact the Sales team on 01737 817 718











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48 Walton Street, Walton on the Hill,  
KT20 7RT