



Far End

NURSERY ROAD | WALTON ON THE HILL | SURREY | KT20 7TU

A substantial Arts and Crafts style house built in 1914 and situated in a beautiful and tranquil spot in the Village of Walton on the Hill. This iconic home offers extensive accommodation to include 10 bedrooms, beautiful reception rooms, home offices, gym area, annex potential and all set in beautiful grounds of approximately 1.1 acre.



As homes in this area go, what we are about to offer the market is as rare as they come, and we are delighted to be acting for the family, two generations of which are currently residing at this attractive country home in the heart of Walton on the Hill village. Far End was built in 1914 by G Wallis Long and today is “split” into two distinct living areas, with separate entrances, parking areas and gardens, however it could all be returned to a single home with relative ease.





Far End offers some 9500 sq ft of accommodation and garaging and retains many of the period features from the era, including beautiful oak panelling, Arts and Crafts style fireplaces offering both gas and open fires, solid oak flooring & leaded light windows. The stunning galleried reception hall to the main house is a particular feature and gives access to the primary reception rooms which include the impressive drawing room with bay window overlooking the stunning south facing gardens. The rest of the accommodation on the “east side” includes cloakroom, sitting room with fireplace and bay window, inner hallway and study, whilst to the first floor is a large landing, shower room, and four bedrooms, two of which are large suites with access to the beautiful balcony at the rear with views over the gardens. To the “west side”, a separate entrance is accessed via a front porch, leading to an entrance hall off of which is the utility room, laundry room, and cloakroom. There is a further split level inner hallway area that leads to the beautiful sitting room, large modern kitchen/dining room area, off of which is a family room with doors opening out to the gardens. There is also access to the cellar and a large 4 garage block and garden store. To the first floor are three bedrooms, shower room and family bathroom, as well as a main bedroom with large ensuite. To both sides of the property there are staircases to the attic floor, with a storeroom accessed from the east side and two further bedrooms and a loft room accessed from the west side.

To the outside, the property is approached from Nursery Road with a private sweeping gravel drive leading to an impressive forecourt area that provides ample private and visitors parking and access to all garaging, together with a secondary access that leads from Breech Lane. As is typical of homes of this era, the attention to the gardens is as detailed and impressive as the inside, with a south facing plot of some 1.1 acres providing a variety of “rooms”, such as the sunken rose garden, together with sweeping lawns, ambitious and mature planting, and a beautiful loggia that runs across the back of the house and allows for outdoor entertaining all year round.





The village itself 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 at Woodcote Park and Beaverbrook. Walton Heath and Epsom Downs offer excellent walking and riding within a short distance. The Villages of Walton on the Hill and Tadworth offer a range of pubs, restaurants and shops including a two local Supermarkets, 2 independent butchers, artisan bakery, fishmonger, independent gift shop, and more besides. Tadworth station offers a regular service to London Bridge, and the M25 motorway is easily accessed at Junction 8 or 9, enabling fast routes to both Gatwick and Heathrow airports.



Tenure Freehold

EPC Rating C

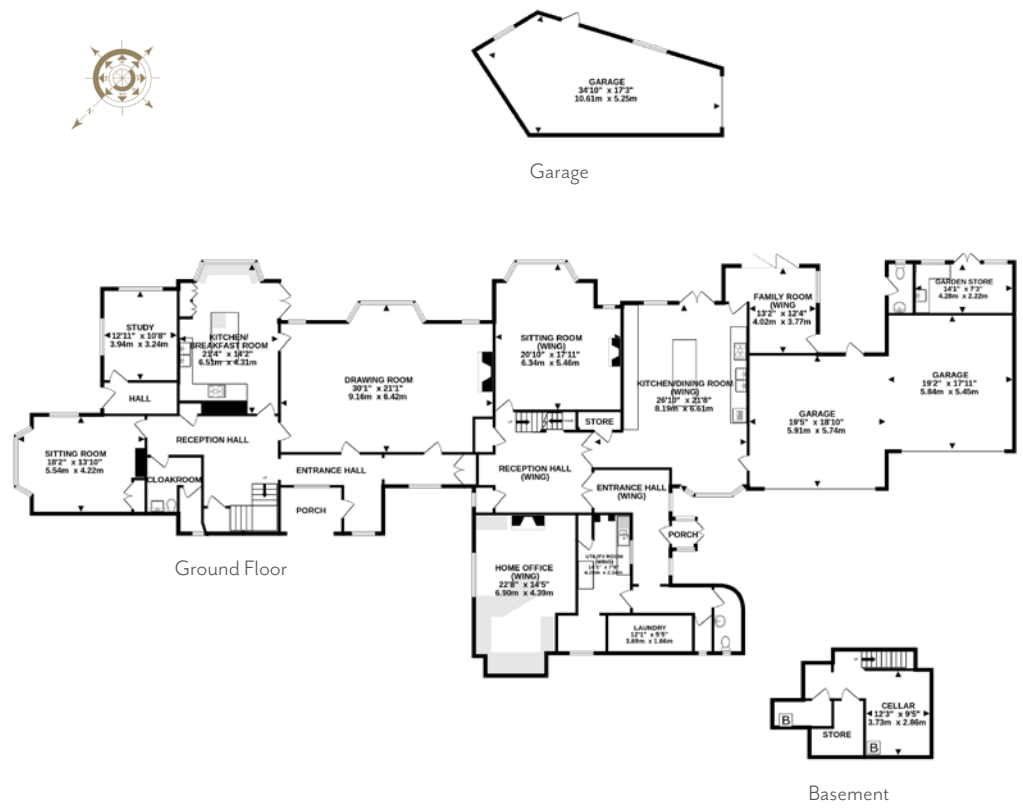
Council Reigate & Banstead

Tax Band H

For further information or to arrange a private viewing, please contact Peter Kennedy or a member of the sales team

Total Floor Area

9,565sq ft - 888.6 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.

Kennedys'

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