

# Kennedys'

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4, Sandlands Road  
Walton On The Hill  
KT20 7XA

Take a few steps up the ever popular Sandlands road and you will encounter this charming detached 4 bedroom family home; a rare offering in such a central location within Walton on the Hill with views over the village pond.

£1,000,000



4



3



2



3



- Beautifully presented 4 bedroom detached family home
- Off road parking and garage
- Walking distance to Walton Village
- Open plan kitchen and dining area
- West facing side courtyard and rear landscaped garden
- Beautiful views of village pond







# PROPERTY DESCRIPTION

This beautifully presented four-bedroom detached family home offers a perfect blend of modern living and timeless charm. Boasting off-road parking and an inviting west-facing courtyard garden to the side, as well as a delightful rear garden, this property is designed for both relaxation and entertaining.

Stepping through the front door, you are welcomed into a spacious entrance hall that sets the tone for the home's warm and inviting atmosphere. To your left, the generous sitting room is bathed in natural light from dual-aspect windows, creating a bright and airy space to unwind. This leads seamlessly into the heart of the home – the stunning open-plan kitchen and dining area. With sleek modern finishes, ample workspace, and room for a large dining table, this space is perfect for both everyday family meals and hosting guests. The kitchen extends into a charming conservatory, offering a tranquil retreat with views over the pretty rear garden.

To the rear of the house, a convenient cloakroom and access to the garage provide additional practicality, ensuring this home is as functional as it is stylish.

Ascending the staircase, the first floor opens up to four well-proportioned bedrooms, each offering a comfortable sanctuary. The main bedroom is a particularly impressive space, featuring generous dimensions and a peaceful outlook. Three further bedrooms provide ample room for family, guests, or even a home office, while the contemporary family bathroom is well-appointed with modern fittings.

Outside, the west-facing courtyard garden to the side of the property is a private haven, ideal for al fresco dining or enjoying the evening sun. The rear garden is equally charming, thoughtfully landscaped to offer a picturesque setting.















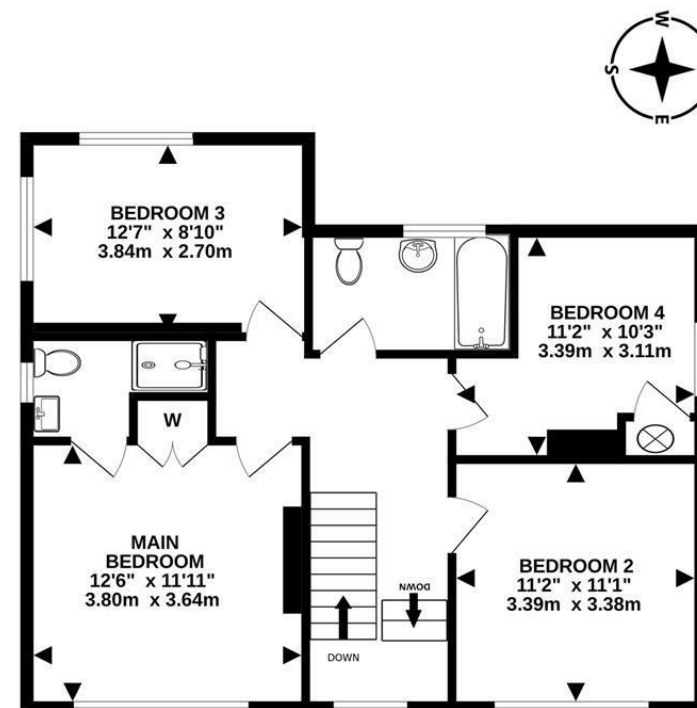
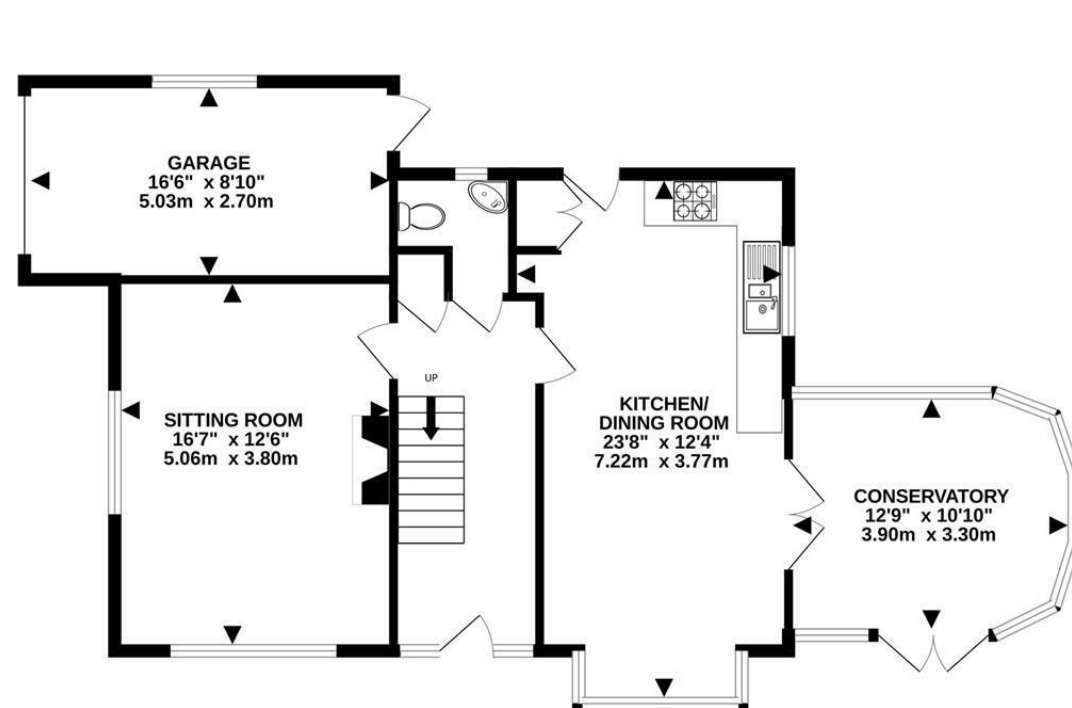
# PROPERTY DESCRIPTION

With its prime location, modern yet wholesome finishings, and excellent outdoor space, this wonderful home on Sandlands Road is a rare find. A perfect opportunity for families looking to settle in a welcoming and well-connected neighbourhood.

Walton Street is in the heart of Walton on the Hill village, offering a quintessential feel and look. The village is served by a number of local traders including a coffee shop, pizza parlour, local butchers, four local pubs, Co-op Supermarket, barber shop, chemist, Indian restaurant, Chinese take-way and the award-winning Spaghetti Tree Italian 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, wine merchant, fishmongers, bakers, coffee shop and much more. It also has a mainline railway station with services to London Bridge and London Victoria. The property is perfectly located for access to local towns Epsom, Reigate and Dorking, and access to the M25 (junction 8) less than 5 miles.

For any further enquiries into this property, or to arrange a viewing, please feel free to give our sales team a call on 01737 817 718.





TOTAL FLOOR AREA : 1554 sq.ft. (144.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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TENURE: Freehold

EPC RATING: D

COUNCIL: Reigate & Banstead

TAX BAND: F

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