

Kennedys'

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Chatalet, Wonford Close
Walton On The Hill
KT207QX

Executive new build homes are a rare find in Walton the Hill, with only a handful coming to the market per year, and this one is a gem! Over 4,800 Square Foot of accommodation situated across three floors, all executed with an impressive eye for detail, could this be what you've been looking for?

£2,000,000



- Exceptional high specification finish
- Village location
- Home office and games room
- Almost 5000 sqft of accomodation

- Spacious new family home
- Master suite with dressing room
- Double garage
- **No onward chain**



PROPERTY DESCRIPTION

Located in the corner of a quiet private cul de sac on the edge of Walton on the Hill village, we are delighted to bring this stylish executive detached home, offering close to 5000 sq ft of high quality, high specification accommodation over three floors. As you walk in to the impressive reception hall, it is clear that this is a home full of quality, and whilst it's currently not furnished, it really doesn't take much imagination to see how you would convert this house to your home. To the ground floor are three main reception rooms, including family room, study, 24'11 sitting room, cloakroom and open plan 27'0 by 21' kitchen/dining room with door to utility room and bifolding doors opening to the rear garden. To the first floor is a large galleried landing with access to a balcony at the front, and four large bedroom suites, whilst to the second floor are a further bedroom with dressing room and ensuite bathroom, games room and home office. Some of the many features include concrete flooring on all floors, underfloor heating, high quality fitted kitchen and bathrooms throughout, fitted wardrobes to bedrooms, double glazed windows and doors throughout, quality tiling, high ceilings, downlighting, central chandelier, quality wall light fittings, and more besides. The property comes with no onward chain and builders warranty.

To the outside the property is approached via private gates, on to a large









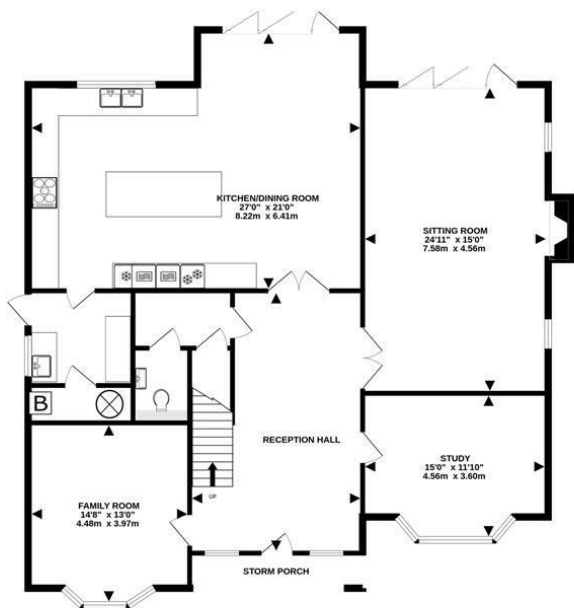
PROPERTY DESCRIPTION

drive and forecourt area providing ample private and visitors parking and access to the detached double garage. With remote up and over doors, power, light and rear side door. To the rear is a good size patio area leading on to lawns, with flower beds and fenced boarding to three sides.

Walton on the Hill village 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 Epsom and Beaverbrook. Walton Heath and Epsom Downs offer excellent walking and riding within a short distance. The Villages of Walton and Tadworth combine to offer a range of pubs, restaurants, cafes and shops including a Co-Op supermarket, two butchers, bakers, fishmonger, and village store, as well as two primary schools, Tadworth Sports Centre, and much more besides. Tadworth station offers a fast service to London Bridge and London Victoria and the M25 motorway is easily accessed at Junction 8 or 9, enabling fast routes to both Gatwick and Heathrow airports.

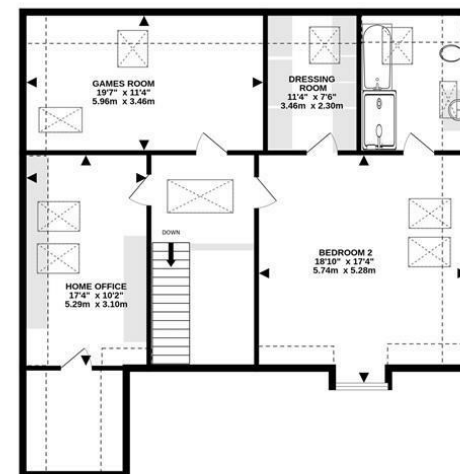
For further information or to arrange a private viewing, please contact a member of our sales team.



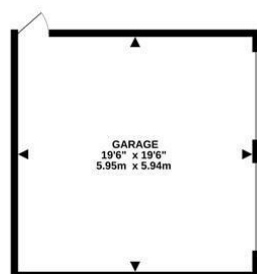
GROUND FLOOR



1ST FLOOR



2ND FLOOR



GARAGE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	91
(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	

TOTAL FLOOR AREA : 4839 sq.ft. (449.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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: B

COUNCIL:

TAX BAND: H

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.



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