

Kennedys'

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Copper Beeches
Egmont Park Road
Walton On The Hill
KT20 7QG

Situated in a small and private residential cul-de-sac on the edge of Walton village, this substantial executive family home sits behind private wrought iron gates, with a large drive and forecourt area providing access to the detached double garage.

£2,350,000



5



6



5



7

- WOW-MUSTSEE
- Five bedrooms and bathrooms
- Open plan kitchen/dining/family room
- Gated plot

- Private road on the edge of Walton on the Hill village
- Cinema room
- West facing rear garden
- Ample parking



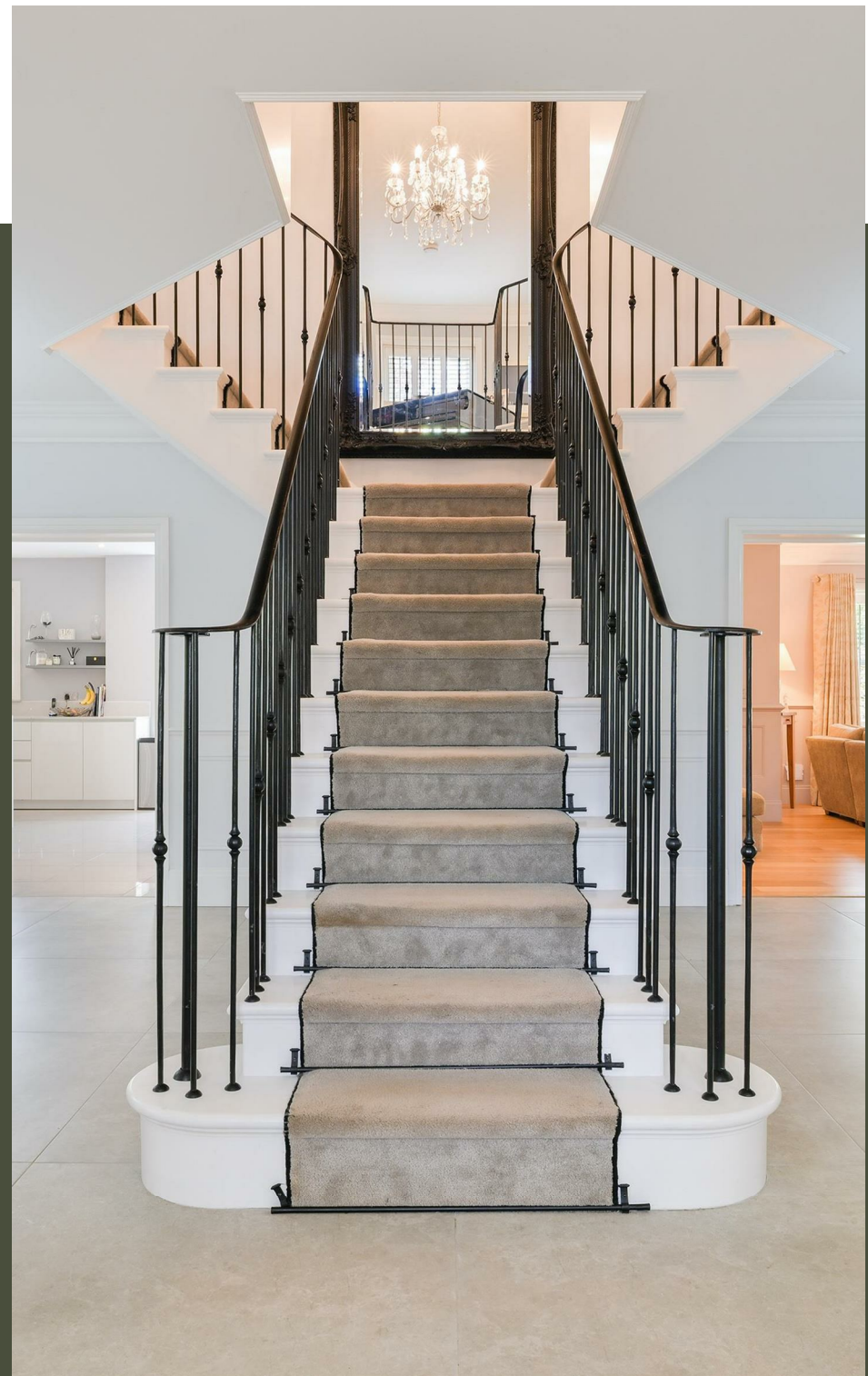


PROPERTY DESCRIPTION

Copper Beeches measures some 5,188 sqft, providing spacious accommodation over three floors, including impressive reception hall with central high split staircase, cloakroom, study, lounge, dining room, large open plan area incorporating kitchen/breakfast/ sun lounge, utility room, to the first floor 4 bedrooms, 3 with en-suite (and dressing room to master) and the fourth with exclusive use of a separate bathroom.

The second floor comprises a further bedroom, bathroom, cinema room and games room. The whole house benefits from a “Red Care” security system, intercom security from the gates to the house, CCTV, hardwood double glazed sash windows, porcelain and hardwood flooring to the ground floor, underfloor heating to ground and first floor, radiators to the second floor, and beautiful interiors throughout. The kitchen and utility units are by Alno with appliances by Neff & Samsung, integrated wine cooler, dishwasher, freezer, fridge, and double oven. There is also a built in Nuvo sound system to the kitchen, lounge, master bedroom and en-suite bathroom.

The high specification, together with the overall layout and presentation, makes for appealing viewing, not to mention the exclusive address and the surroundings that Copper Beeches benefits from.







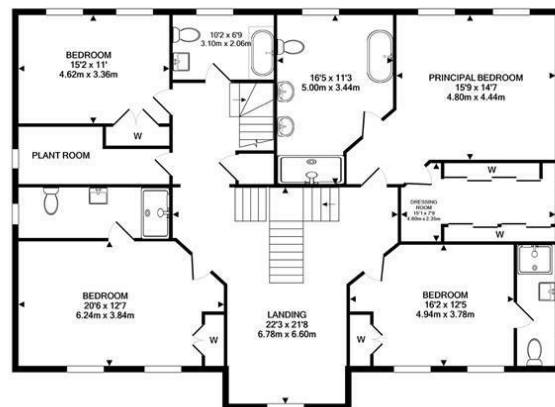


PROPERTY DESCRIPTION

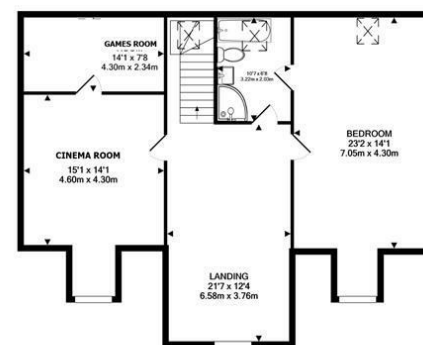
The village of Walton on the Hill is one that offers a quintessential feel and look, with the Mere Pond being at its heart, whilst being surrounded by Walton Heath and served by a number of local traders and a local store. With good choice of pubs and restaurants, hair salons, a tearoom overlooking the 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.

Local schooling and recreational facilities are in abundance and the area has long been popular with commuters and travellers alike, with a number of mainline stations within either a walk or short drive from the village, and of course the M25 motorway which is accessed at either junction 8 or 9. For further information, or to arrange a private viewing, please contact a member of the Sales Team on 01737 817718.

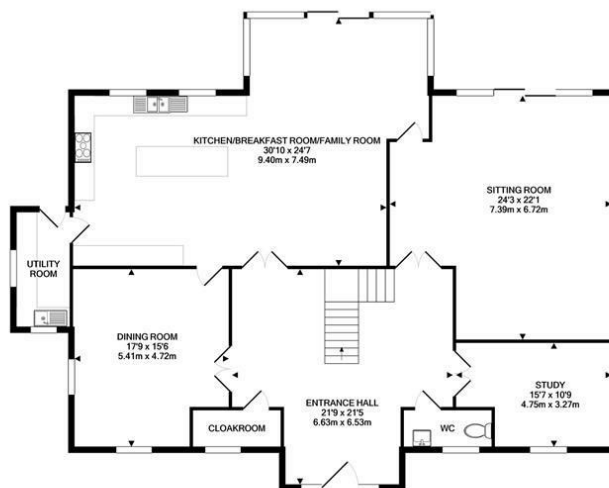
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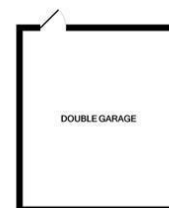
1ST FLOOR



2ND FLOOR



GROUND FLOOR



GARAGE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(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 APPROX. FLOOR AREA 5188 SQ.FT. (482.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Copper Beeches, Egmont Park

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: Reigate and Banstead
TAX BAND: H

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