

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

Walton Heath
Cottage, Heath Drive

KT207QQ

Believed to have been built around 1906, on the edge of Walton on the Hill village in the heart of Surrey Hills, Walton Heath Cottage is the rarest of properties, and a long standing home for the current owners, who are now selling with no onward chain.

£1,150,000



- Spacious accommodation
- Elegant ground floor layout
- Four further bedrooms
- Private drive
- No onward chain

- Historic charm & character
- Main bedroom suite with dressing room and ensuite
- Loft store room
- Beautiful private gardens and outbuildings
- **Viewings by appointment Only**



PROPERTY DESCRIPTION

Offering just under 3,000 sq ft of living accommodation across three floors, plus approximately 300 sq ft of outbuildings, Walton Heath Cottage is one half of a substantial family home that was later divided into two residences. The property is set within beautifully maintained private gardens and benefits from its own private driveway, accessed directly from Heath Drive, leading to a spacious forecourt.

The accommodation is both grand and generously proportioned, showcasing the character and features of its original era while presenting a fantastic opportunity for modernisation to meet contemporary tastes and standards—truly offering the best of both worlds. From the moment you stand beneath the porch, there's a clear sense of anticipation, and once you step through the elegant front door, you are unlikely to be disappointed.

The opulent reception hall features an impressive turning staircase rising to the first floor, with access to a cloakroom. The ground floor comprises a large drawing room with an open fireplace, a formal dining room with doors opening onto a loggia, a spacious kitchen/breakfast room, and a utility room.

On the first floor, the principal bedroom includes a walk-in dressing room and an en-suite bathroom. Two further bedrooms and a family bathroom complete this level. The top floor offers two additional bedrooms, a shower room, and a loft storage room.

The village of Walton is ideally positioned between Reigate and Epsom, offering a picturesque and peaceful environment. The area is well served by both state and independent schools, including Chinthurst Prep School, Aberdour, Walton and Tadworth Primary Schools, Epsom College, City of London Freeman's School, Reigate Grammar, and St. John's School in Leatherhead.









PROPERTY DESCRIPTION

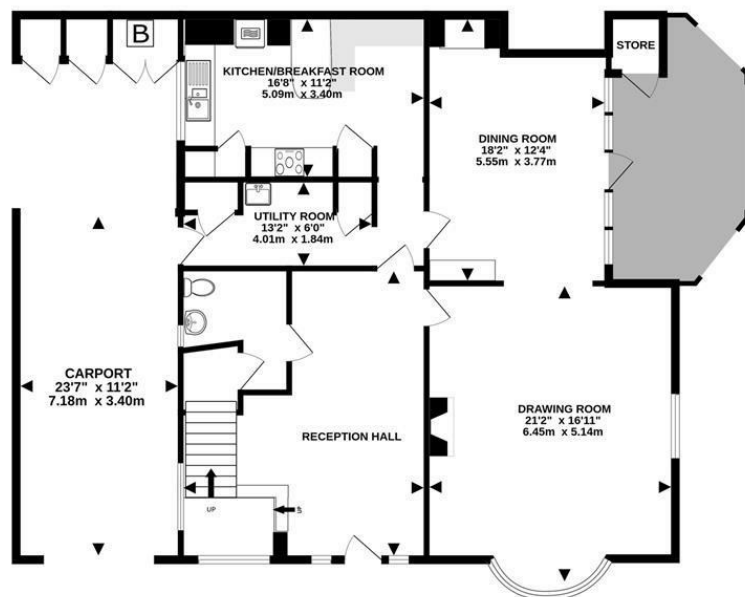
Reigate provides a wealth of amenities including high street and independent boutique shops, a cinema, and a wide selection of restaurants and bars. Epsom offers further shopping options with larger retail stores, eateries, bars, and a cinema.

Walton Heath Golf Club is just moments away, with the renowned RAC Golf and Country Club in nearby Epsom. Both Walton Heath and Epsom Downs offer excellent walking and riding opportunities. The village itself features a selection of pubs, restaurants, shops—including a Co-op supermarket—plus a café by the pond, a florist, and a Post Office.

Tadworth Station provides direct rail services to London Bridge and London Victoria in under an hour. The M25 motorway is easily accessible via Junctions 8 or 9, offering convenient routes to both Gatwick and Heathrow airports.

For further information or to arrange a private viewing, please contact a member of our sales team on 01737 817718.

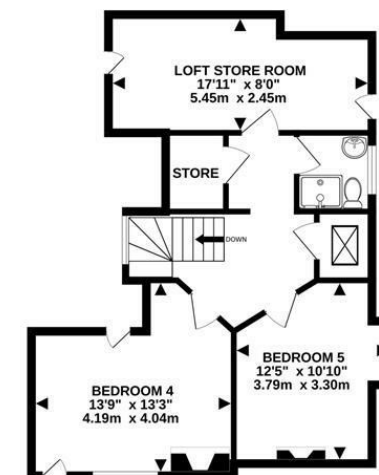
A large, stylized white signature or logo on a dark background. The signature is fluid and cursive, starting with a large 'C' and ending with a long, sweeping tail.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

MAIN HOUSE 260.1 SQ.M (2799 SQ.FT) OUTBUILDINGS 27.5 SQ.M(297 SQ.FT)

TOTAL FLOOR AREA : 3096 sq.ft. (287.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	46	78
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Walton Heath Cottage, Heath Drive

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: E

COUNCIL: Reigate & Banstead

TAX BAND: 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.



01737 817718

kennedys-ipa.co.uk [@kennedysipa](https://www.instagram.com/kennedysipa) info@kennedys-ipa.co.uk

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