

# Kennedys'

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28, Meade Court  
Walton on the Hill  
KT20 7RN

A 3 bedroom home in a private gated development in Walton on the Hill, this property combines charm, comfort, and convenience in a quiet cul-de-sac location—an ideal home for families, professionals, or those looking to downsize in style.

£599,000



3



1



2



2

- Charming 3 bedroom home
- Modern family bathroom and separate shower room
- Private gated development
- Beautifully appointed kitchen
- Integral garage
- Viewing by appointment only







# PROPERTY DESCRIPTION

Upon entering the property, you are greeted by a welcoming entrance hall that sets the tone for the well-maintained and thoughtfully designed interior. To the front of the home lies a beautifully appointed kitchen, featuring contemporary cabinetry, integrated appliances, and a bright window that floods the space with natural light. The layout is both practical and stylish, ideal for everyday cooking and casual dining.

Moving through the hallway, you step into a generously sized sitting room, a warm and inviting space perfect for relaxing or entertaining. The bright conservatory, where large windows and a vaulted glass roof create a light-filled retreat with delightful views and access to the garden beyond.

Upstairs, the first floor hosts three comfortable bedrooms. The spacious main bedroom features fitted wardrobes and ample room for freestanding furniture together with an ensuite shower room. Bedroom two also benefits from built-in storage and enjoys views over the garden, while bedroom three offers flexibility as a guest room, nursery, or home office. A well-finished family bathroom and a separate shower room provide convenience for busy households.

Back on the ground floor, internal access leads to the generous integral garage, ideal for secure parking, additional storage, or future conversion potential.

Finally, step outside to the beautifully kept rear garden, accessed via the conservatory. This private, peaceful space is framed by mature shrubs and hedging, offering a perfect setting for outdoor dining, morning coffee, or quiet relaxation.













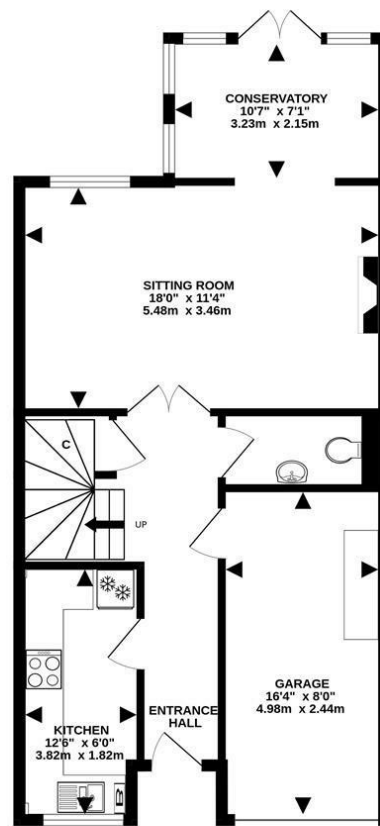


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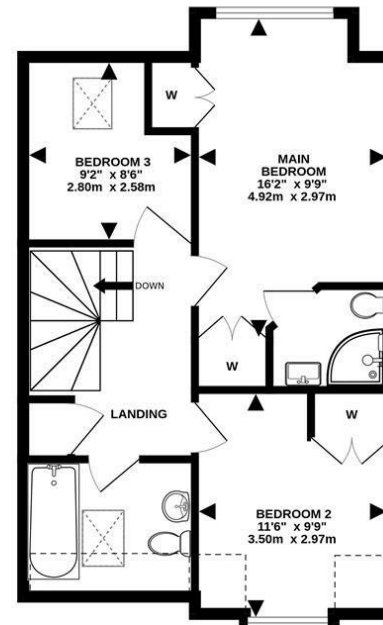
The development features well-maintained areas of communal grounds, visitor parking areas and private covered car ports. Located in the heart of the village, the property is close to local shops and services and approximately 1 mile from Tadworth train station and the village of Tadworth with its further shops and facilities. Walton on the Hill village offers a quintessential feel and look, with the Mere Pond being at its heart. The village is served by a number of local trader including a tea room, independent boutiques, local butchers, four local pubs, Co-op Supermarket, barber shop, chemist, beauticians, hairdressers, Indian restaurant and the Spaghetti Tree 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 and much more. It also has a mainline railway station with services to London. The property is also perfectly located for access to local towns with Epsom and Reigate just 3 miles away, and access to the M25 (junction 8) approx. 3 miles.

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

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 <small>EU Directive 2002/91/EC</small>		



GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.

TOTAL FLOOR AREA: 1132 sq.ft. (105.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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TENURE: Freehold

EPC RATING: D

COUNCIL: Reigate & Banstead

TAX BAND: F

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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