

Kennedys'

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Harcourt House,
Chequers Lane
Walton On The Hill
KT20 7QY

When our clients moved into Harcourt house, it was brand new, a completely blank slate; and over the last few years they've curated a warm, charming space full of character and personality, a rare feat in a property of such modern specification.

£1,300,000



4



3



3



4

- Four bedroom detached home

- Guest bedroom with en-suite

- Large open plan kitchen/famil/dining area

- Separate study

- Principal bedroom with dressing area and en-suite

- Two further bedrooms and a family bathroom

- Separate living room

- Double garage





PROPERTY DESCRIPTION

This exceptional four-bedroom detached home has been thoughtfully designed to offer effortless living across every inch of space. From the moment you step into the galleried entrance hall, the flow of the home leads you naturally from one well-proportioned room to the next. In the words of our clients "As a young family, I couldn't of designed a better layout if I tried"

At the rear of the property, the open-plan kitchen, dining and family room is the true heart of the home, and spans the full width of the house. The kitchen includes a breakfast bar and is ideally positioned to overlook both the dining area and family room, making it perfect for everyday living and entertaining. Bi-fold doors flood the space with light and open directly onto the garden, creating a seamless indoor-outdoor experience. Tucked just off the kitchen, a separate utility room with external access adds convenience without disruption to the main living space.

For quieter moments, the living room to the front of the home offers a refined, peaceful setting ideal for relaxing in the evening. Just off the hallway, a versatile room offers the perfect space to work from home in peace or to shape into whatever suits your lifestyle. Whether it's a home office, cosy snug, or playroom (as chosen by the current owners), this adaptable space brings everyday flexibility to modern family living. You'll also find a guest cloakroom to complete the ground floor.

Upstairs, the layout is just as impressive. The principal bedroom features a private dressing area, fitted wardrobes, and a generous en-suite bathroom creating a true retreat. Bedroom two also benefits from an en-suite, while bedrooms three and four are served by a stylish family bathroom.







PROPERTY DESCRIPTION

Outside, the garden is much better proportioned than what you may expect from a house built in the last few years, with mature established trees helping the house settle into its surroundings gracefully.

Nestled in the heart of Walton on the Hill, on the edge of the Surrey Hills Area of Outstanding Natural Beauty, this home enjoys the best of countryside living with excellent links to the city. The village itself offers a welcoming selection of pubs, restaurants, and independent shops, with nearby towns including Dorking, Reigate and Epsom providing further options for shopping, dining and entertainment. Tadworth Station, just 1.5 miles away, offers regular services to London Bridge in under an hour. The M25 is less than ten minutes by car, and Gatwick Airport is just a 25-minute drive, while Brighton and the coast can be reached in under an hour for a perfect weekend escape.

Our clients took a well proportioned empty house and filled it with their personality, creating a home. For further information or If you would like to arrange a viewing please give one of our sales team a call.

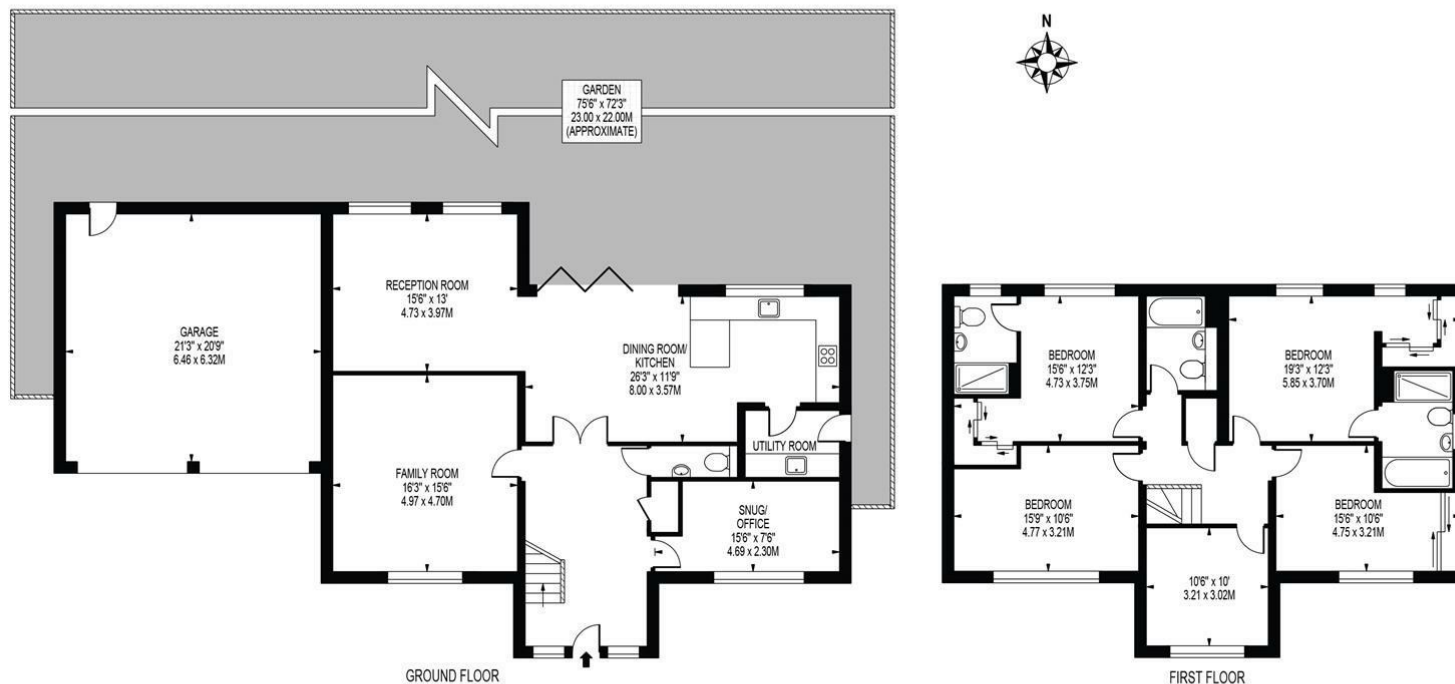


HARCOURT HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2172 SQ FT - 201.79 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 439 SQ FT - 40.83 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	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	

Harcourt House, Chequers

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 & Banstead

TAX BAND: G

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