

# Kennedys'

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Uplands, Ebbisham Lane  
Walton On The Hill  
KT20 5BT

With views reaching Wembley Stadium, a plot of just under an acre, and a breathtaking finish throughout, Uplands stands proud on the edge of Walton on the Hill as one of the village's very best executive homes.

£2,500,000



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- Handsome 1920s detached family home
- Five double bedrooms
- Recent extension including new kitchen and main bedroom
- An abundance of out buildings
- Multiple log burning stoves

- Incredible views spanning over to valley to Epsom Downs, West London and beyond.
- Three bathrooms
- Main bedroom featuring balcony, dressing room and en-suite
- Located behind private gates on a plot of 0.8 Acres
- Off street parking for several cars









# PROPERTY DESCRIPTION

Over their tenure, the owners have focused on the details here at Uplands. In every room, they've made refinements—particularly when it comes to cabinetry and colour palettes throughout. As soon as you step through the door into the entrance hall, the tasteful panelling, combined with the period features of the staircase and open fireplace, sets the tone for the entire home. The formal sitting room is beautifully thought out; the jewel in the crown is a bespoke, fully equipped home bar—one of the finest I've had the privilege to encounter. The room is dual aspect, benefitting from large windows and a feature fireplace complete with electric fire.

The kitchen was an addition made by the previous owners: a large, open-plan space designed to make the most of the incredible views. White gloss floor tiles complement white shaker-style units and black countertops. A separate utility room is also located off the kitchen at a lower level, featuring a storage cupboard, outdoor access, and a W/C. The rest of the ground floor benefits from two further reception rooms—one used as a snug, the other as a gym—as well as a brand-new utility/boot room created by the current owners from the former internal garage (don't worry, there are multiple garages outside!).

Upstairs, the main bedroom has a Juliette balcony commanding incredible views of the Surrey Hills and also benefits from a modern en suite and a dressing room. There are four other bedrooms on this floor, served by two family bathrooms, all centred around a large landing hall.

Outside, the grounds span around 0.8 of an acre, mostly laid to lawn, with a large raised terrace spanning the full width of the house, providing a fantastic platform to enjoy the outlook. The terrace also comes equipped with an outbuilding—perfect for use as a home bar to host and entertain. The front drive is situated behind private gates and features not one, but two detached garages!















# PROPERTY DESCRIPTION

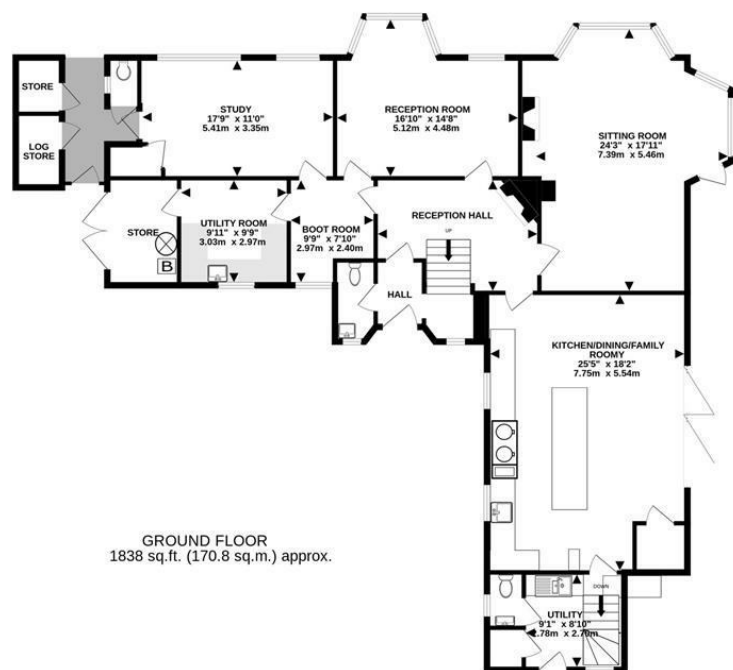
Uplands is located on Ebbisham Lane, on the boundary between Walton on the Hill and Headley. Walton on the Hill is situated on the North Downs, just a short distance from the Surrey Hills Area of Outstanding Natural Beauty. The village, which has a wide selection of pubs, restaurants, and independent traders, is also close to the picture-postcard market towns of Dorking and Leatherhead, as well as being a short distance from Redhill and Reigate—both great places to shop, eat, and be entertained. Your new home is in one of England's most beautiful settings. Surrounded by enchanting green spaces, it can be hard to believe that you are within easy reach of London and all the excitement of the city.

To arrange a viewing, or to answer any further questions you may have, please contact our sales team on 01737 817718.

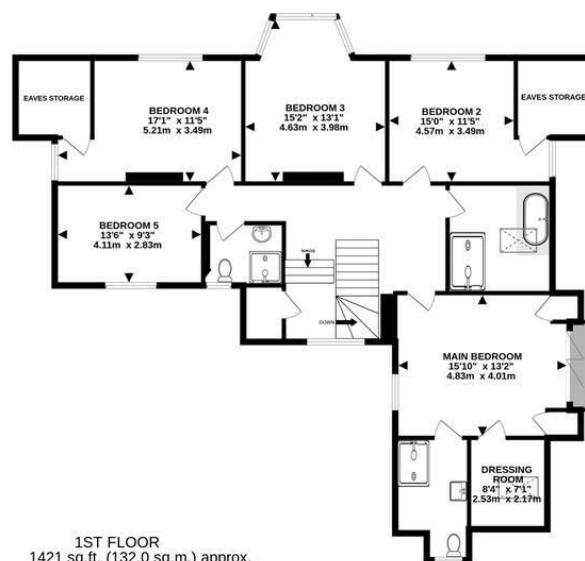


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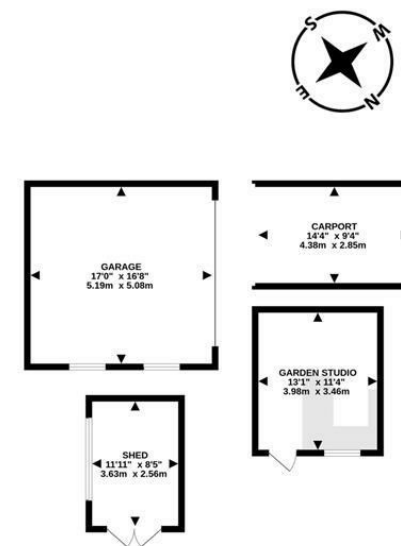




GROUND FLOOR  
1838 sq.ft. (170.8 sq.m.) approx.



1ST FLOOR  
1421 sq.ft. (132.0 sq.m.) approx.



OUTBUILDINGS  
666 sq.ft. (61.9 sq.m.) approx.

TOTAL FLOOR AREA : 3925 sq.ft. (364.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	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	EU Directive 2002/91/EC

66

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TENURE: Freehold  
EPC RATING: D  
COUNCIL: Reigate and Banstead  
TAX BAND: H

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