

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

16, Duffield Road, KT20 7UQ

A charming 4-bedroom, 2-bathroom semi-detached cottage in the heart of Walton on the Hill, offering around 1,300 sq ft across three floors. Stylishly presented with sitting room, family room and open-plan kitchen/dining area, plus a top-floor main bedroom with en-suite. Features a west-facing garden and a pretty cottage frontage, all within walking distance of village shops, schools and Walton Heath Golf Club, with excellent links to London and nearby towns.

OIEO  
£650,000



4



3



2



0



- Charming 4-bedroom, 2-bathroom cottage
- Open plan kitchen/dining room
- West-facing garden with scope to personalise
- Over 1,200 sq ft across three floors
- Stylish interiors blending character with modern living
- Prime village location close to shops, schools & golf club



# PROPERTY DESCRIPTION

Nestled in the very heart of Walton on the Hill is a cottage that we have had the pleasure of selling a number of times in the past 20 years, and today it's looking as good as ever, thanks to the input and vision of the current owners.

Offering close to 1300 sq ft of accommodation over three floors, Jesse Cottage is a "chocolate box" pretty, 4 bedroom semi detached cottage, with sitting room, family room, open plan kitchen/dining room area, and large luxury bathroom to the ground floor, with three bedrooms to the first floor and to the top floor the main bedroom and en-suite shower room.

The cottage is stylishly presented throughout, and combines the character of it's era with high modern living standards with great effect. To the rear is a long fenced garden, being west facing and offering plenty of potential for the next owners to create their own vision, whilst to the front is a woodengate and cottage garden with gravel path leading to the front door.







# PROPERTY DESCRIPTION

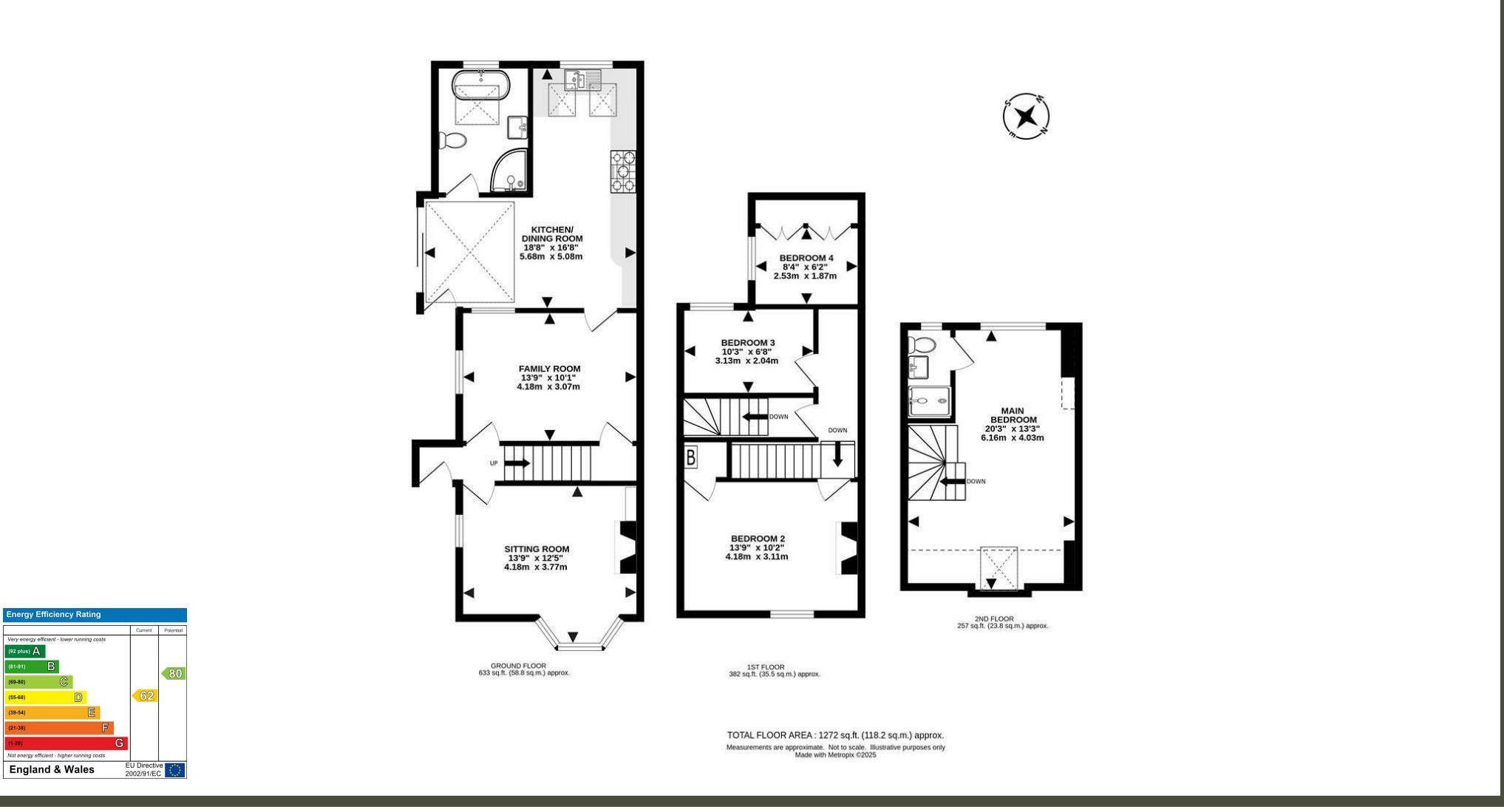
Duffield Road is in the heart of Walton on the Hill village, offering a quintessential feel and look. The village is served by a number of local traders including a coffee shop, pizza parlour, local butchers, four local pubs, Co-op Supermarket, barbershop, chemist, Indian restaurant, Chinese take-way and the award-winning Spaghetti Tree Italian 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, coffee shop and much more. It also has a mainline railway station with services to London Bridge and London Victoria.

The property is perfectly located for access to local towns Epsom, Reigate and Dorking, and access to the M25 (junction 8) less than 5 miles.

For further information, to discuss anything further or of course to arrange a private viewing, please contact Peter Kennedy or a member of the sales team on 01737817718

A large, handwritten signature in white ink, reading 'Peter Kennedy', is positioned in the bottom left corner of the page. The signature is fluid and cursive, with a prominent 'P' at the beginning.



# 16, Duffield Road

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

TENURE: Freehold  
EPC RATING: D

COUNCIL: Reigate & Banstead  
TAX BAND: E

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 info@kennedys-ipa.co.uk

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