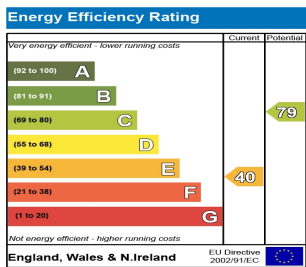
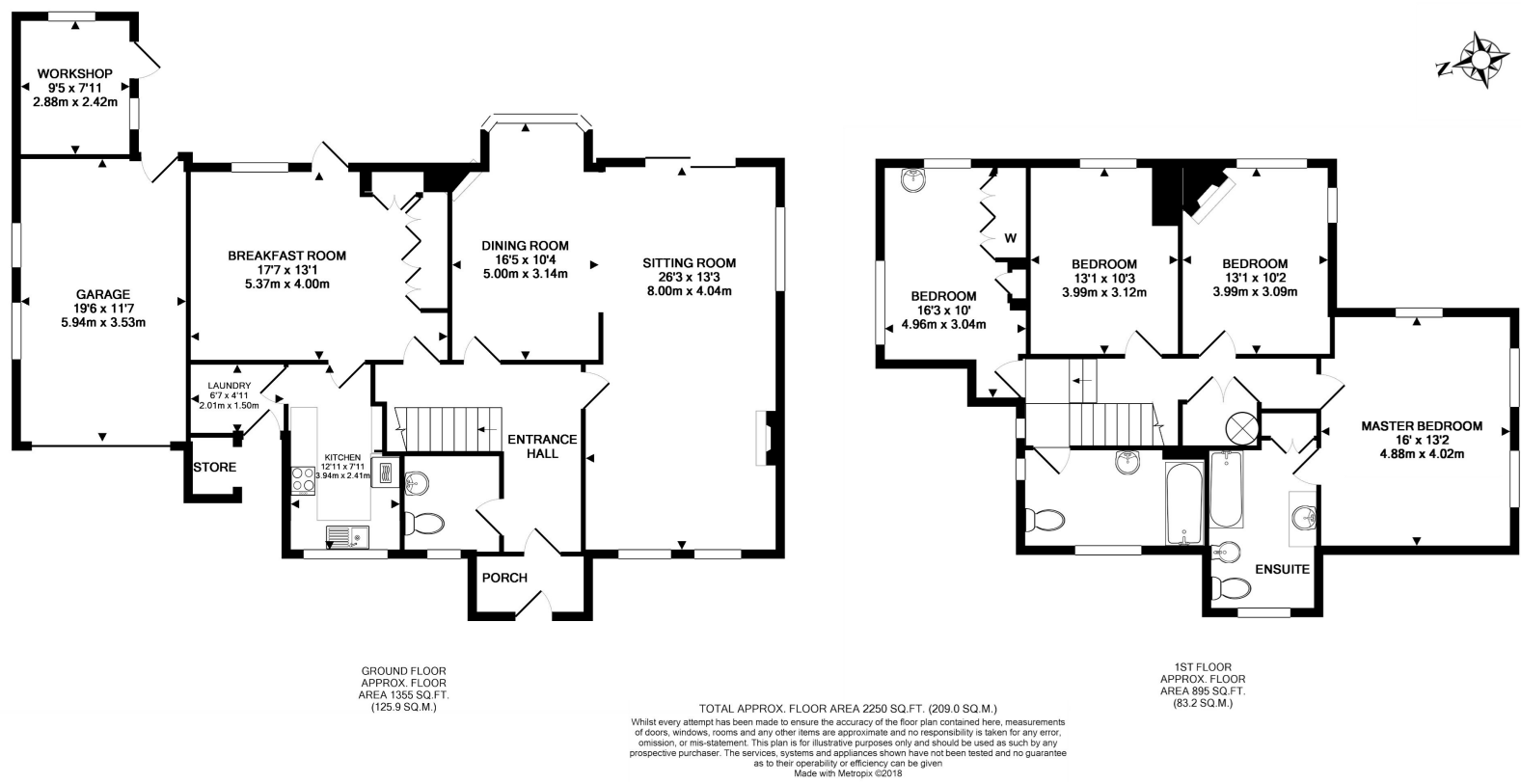




Thorncote | Deans Lane | Walton on the Hill | Surrey
KT20 7TT



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 Kennedy's' has the authority to make or give any representation or warranty in respect of the property.



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Kennedys' are delighted to bring to market for the first time in almost half a century, this wonderful Arts & Crafts four-bedroom family house which has been well cared for and maintained throughout. The property is well located on the edge of the village of Walton on the Hill, close to local amenities and the world famous Walton Heath Championship Golf course which is literally a short stroll from the front door.

This charming double fronted home is nestled off Deans Lane, accessed via a 5-bar gate onto a considerable drive and is approached through an internal porch into a very spacious entrance hall with original solid wood herringbone flooring, which gives access to a sizeable downstairs cloaks cupboard and W.C., wonderful dual aspect sitting room with sliding doors to the rear and feature fire place currently fitted with an electric fire; this space is open through to a separate dining area with bay window to the back. Next door is a large breakfast room with rear access to the patio and garden beyond. It is fitted with an abundance of built in storage and is accessible off the hallway and directly into the kitchen which is currently situated at the front of the house with laundry room off it and front access to driveway and outside store area.

Upstairs there are four bedrooms, three double bedrooms and a family bathroom as well as a generous master bedroom with large en-suite bathroom. The landing area provides access to the loft as well as a double airing cupboard.

Features include, original wooden windows, gas fired central heating, west facing rear garden, solid wood herringbone flooring to hallway, ample parking and is in good decorative order throughout.

Outside, at the front of the house is a generous section of garden and forecourt area with access to an attached garage. There is access on both sides to the beautifully secluded, west facing, rear garden, benefitting from established hedging and a good-sized stretch of lawn with pathway to one side. There is also a section of patio area, garden shed and workshop attached to the rear of the garage.

As previously mentioned the house has been well maintained throughout and has benefited from a new roof some 20 years ago as well as new Valliant boiler we believe within the last 5 years – this elegant home would also benefit from some updating and offers the potential to re-configure and extend (STPP).

Walton on the Hill is a quiet and quintessential village, nestled within the Surrey Hills area and in the heart of Walton Heath. With its famous pond, the village offers a range of shops including the popular Co-Op, independent bike shop, hairdressers, bridal shop, chemist, fish and chip shop, and more besides. The village is well known for its range of pubs and restaurants, which vary from the local Indian to pubs such as The Chequers, The Blue Ball, Fox and Hounds and The Bell (known as “The Rat” by locals). The community is served by two churches, and an outstanding primary school that is located in the heart of the village. The renowned Walton Heath golf club is a private members club that is steeped in history, including being the location for the Ryder Cup in 1981 and more recently the British Masters.

The neighbouring village of Tadworth offers an additional selection of shopping facilities such as independent butchers, baker/cafe, fishmongers, dry cleaners, off licence, opticians, TSB Bank, gift shop and One Stop. There are a further selection of pubs and restaurants including The Bridge Mediterranean restaurant, Thai Cottage, Grumpy Mole, Dukes Head and Blue Anchor, and

Tadworth station provides a regular service to London Bridge/Victoria. Tadworth Primary School is as popular as ever, as is the private co-ed offering, Chinthurst. The main towns of Reigate, Banstead and Epsom are all nearby and the M25 motorways are accessed at either junctions 8 or 9. To arrange a private viewing or for further information please call our Walton on the Hill office on 01737 817718 and speak to a member of our sales team.

Price: £1,250,000

