

Kennedys'

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Frith Park Farm
Sturts Lane
Walton On The Hill
KT20 7RQ

A beautiful Grade two listed farmhouse, located on the edge of Walton on the Hill village set in approximately 2.51 acres, the surrounding gardens being approximately 1.82 acres.

OIEO
£900,000



- Detached four bedroom farm house
- Set in approximately 2.51 acres
- Dining room
- Downstairs WC
- Family bathroom

- Grade 2 listed
- Shaker style kitchen/breakfast room
- Sitting room with study area
- Primary bedroom with en-suite bathroom
- Good sized gardens

EPC:F



PROPERTY DESCRIPTION

Stepping through the covered entrance porch the downstairs accommodation comprises; sitting room with feature bay window, open fireplace, fitted storage and study/home office to rear, dining room with French doors to garden and open fireplace, kitchen/breakfast room with views to the surrounding gardens and WC.

The shaker style kitchen with a wealth of base and wall units enjoys contrast laminated work tops, stainless double oven, extractor hood, fridge/freezer, electric hob, stainless sink and washing machine.

Upstairs the primary bedroom with en-suite bathroom and fitted wardrobes enjoy views to the gardens. Three further bedroom are supported by the family bathroom with panel enclosed bath and shower over, sink and WC.

The property has mains electric and water and benefits from oil fired central heating whilst enjoying a wealth of period features and is offered with no onward chain. The surrounding garden is laid mainly to lawn with mature trees and shrubs, paved patio, outside store rooms, paddock and orchard. To the front, the driveway provides parking for several cars and large double garage.









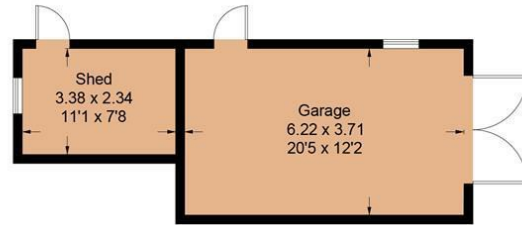
PROPERTY DESCRIPTION

The village of Walton-On-The-Hill is situated between the Surrey towns of Epsom and Reigate. It lies on the North downs within easy reach of the Surrey Hills area of Outstanding Natural Beauty and is a thriving and bustling community with a wide variety of independent shops as well as hairdressers, Co-op, pubs, restaurants and cafes. The area benefits from excellent schooling in both state and independent sectors whilst transport links are also very good with Tadworth station a short drive away, providing direct access to the capital. Tadworth village provides yet more independent shops, restaurants and takeaways. By road, the A217 is situated just over two miles away with access south to the motorway network via junction 8 of the M25 at Reigate or travelling northwards into South London.

Please note, there are additional plots and outbuildings available to purchase, please call 01737 817718 for further information.

Council Tax Band: B

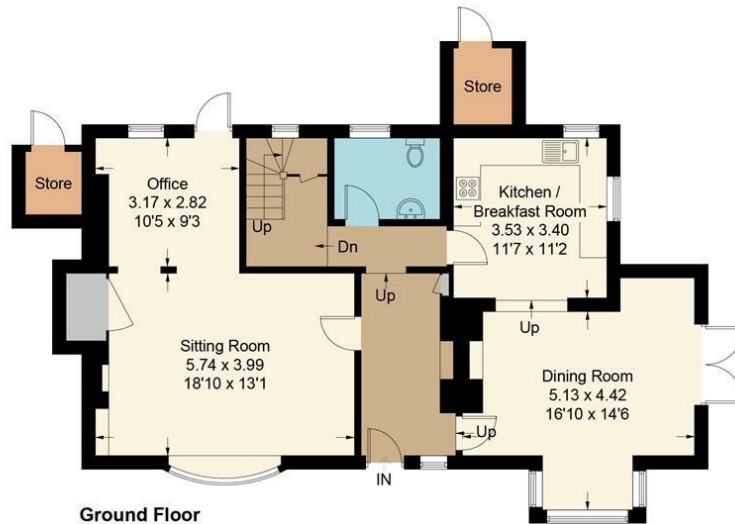
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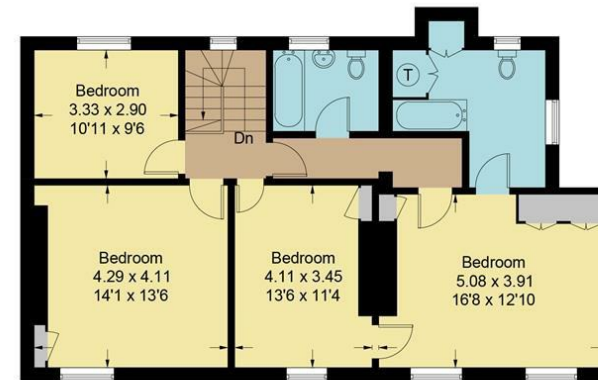
Approximate Gross Internal Area = 177.5 sq m / 1911 sq ft
 Outbuildings = 35.4 sq m / 381 sq ft
 Total = 212.9 sq m / 2292 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID890652)

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| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| 174 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | 34 |
| (21-38) F | |
| (1-20) G | |
| Mid energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

Frith Park Farm, Sturts Lane

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

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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