

# Kennedys'

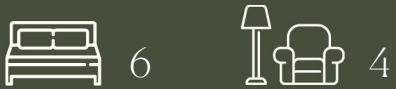
01737 817718

kennedys-ipa.co.uk  
@kennedysipa

Pine Trees  
Dorking Road  
Tadworth  
KT20 7TJ

If you're familiar with Walton Heath, you may have noticed a rather pretty gate leading into a private garden, and perhaps wondered where it leads. Well, here is your answer, an incredibly handsome Edwardian home set over 3 floors within over an acre of grounds all with Walton Heath right on your doorstep!

£1,495,000



- Handsome Edwardian home
- Peaceful setting and wonderful views
- Convenient to village amenities
- Extensive gardens
- 6 Bedrooms
- Spacious accommodation
- Close to transport links
- Viewing by appointment only









# PROPERTY DESCRIPTION

Finding the perfect combination of rural and urban living is notoriously difficult, but every now and again we are fortunate enough to be instructed on something that crosses that threshold perfectly, being on the edge of Walton Heath and yet between two villages, not to mention within easy access of several local towns such as Reigate, Leatherhead, Dorking, Epsom and Banstead. Forming the major section of this handsome Edwardian home, Pine Trees offers over 4000 sq ft of accommodation, garage and outbuildings, with all the charm and character that you would expect from a property of its era. From the moment you step through the storm porch door and into the impressive reception hall, it is clear that you are in for something of a treat, confirmed further by the elegance of the dining room, with its open fireplace and large bay window, replicated again in the equally opulent sitting room. Further ground floor layout includes a large utility room/cloakroom, study, kitchen/breakfast room and garden room, whilst to the first floor houses the main bedroom, jack and jill bathroom, three further bedrooms and family bathroom, and to the second floor are bedrooms 4 and 5 and access to a playroom/den and eaves storage. Whilst the internal features of this beautiful home are to be admired, there are still opportunities to further enhance and perhaps enlarge (subject to local planning authority) Pine Trees.

If the Edwardians knew how to build beautiful homes, they were also very aware of the importance and value of gardens, and in Pine Trees we have one of the finest and well tended of gardens, creating spaces of formality and combining them with areas to entertain and even cultivate, courtesy of the kitchen garden area at the bottom, all of which benefits from unspoilt and incomparable views (and access) over Walton Heath. Pine Trees also benefits from its own private gravel driveway and large forecourt area, with access to its detached double garage.















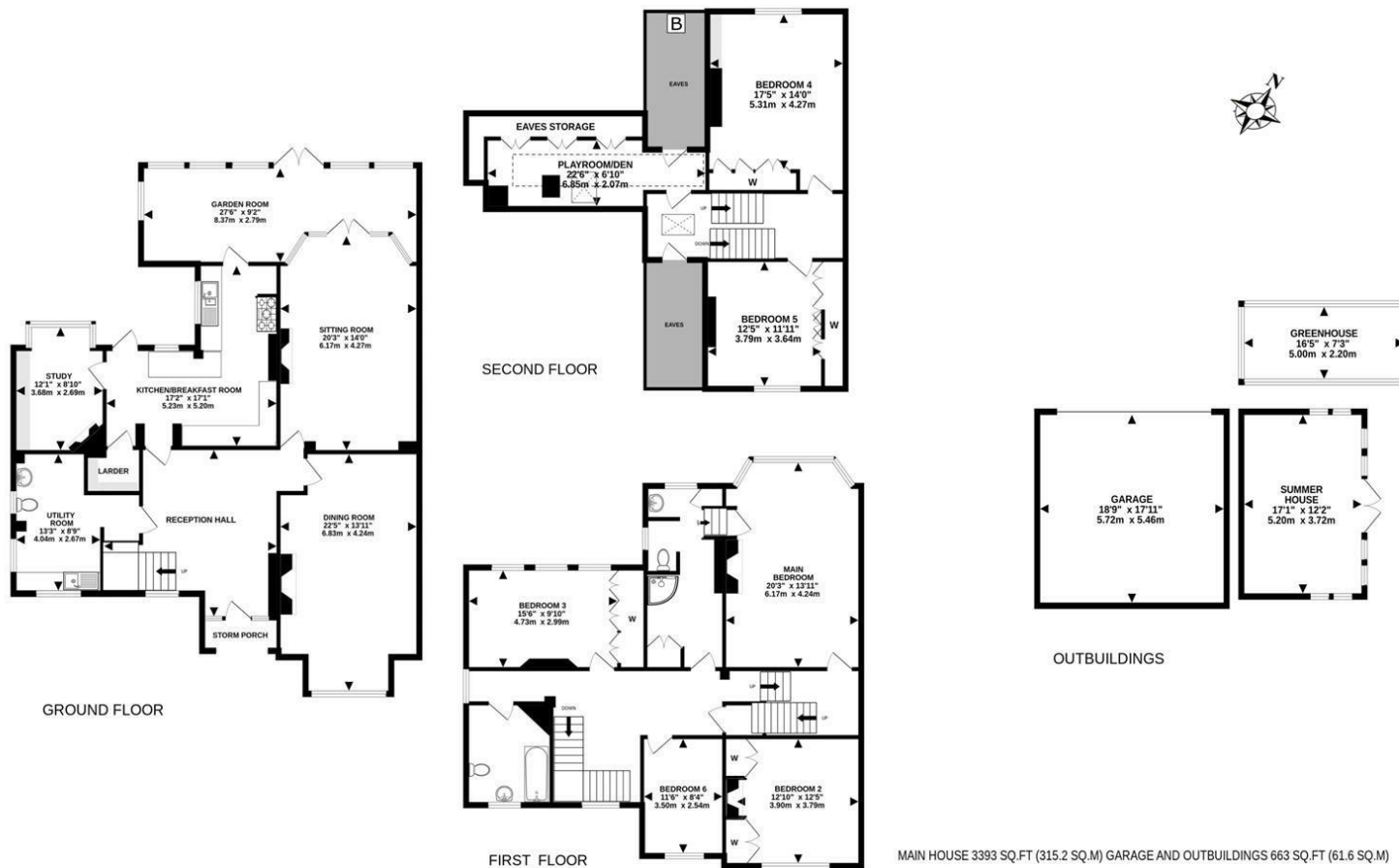
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The property is situated on the edge of Walton Heath, whilst being within an easy stroll to Walton on the Hill village, that offers a quintessential feel and look, with the Mere Pond being at its heart. The village is served by a number of local traders including a local butcher, four pubs, Co-op Supermarket, coffee shop, barber shop, chemist, Indian restaurant and the award-winning Spaghetti Tree restaurant. Other features include Walton Primary School, two nursery schools and of course the famous Walton Heath Golf Club. Tadworth village is also in easy reach, with its butchers, village store, fishmongers, bakers and much more, a mainline railway station with services to London, and the M25 is accessed via junctions 8 or 9.

For further information and to arrange a private viewing, please contact a member of our sales team.

A large, stylized white signature or logo on a dark background. The signature is fluid and cursive, starting with a large 'C' and ending with a long, sweeping tail.





MAIN HOUSE 3393 SQ.FT (315.2 SQ.M) GARAGE AND OUTBUILDINGS 663 SQ.FT (61.6 SQ.M)

TOTAL FLOOR AREA: 4056 sq.ft. (376.8 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024

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

GROUND FLOOR

SECOND FLOOR

FIRST FLOOR

OUTBUILDINGS

# Pine Trees, Dorking 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: E  
 COUNCIL: Reigate and Banstead  
 TAX BAND: G

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