



Keepers Cottage Ebbisham Lane, Walton On The Hill, Tadworth,
KT20 5BT

Guide Price £1,950,000



- BREATH TAKING 1860'S HOME
- THREE RECEPTION ROOMS
- EN-SUITE GUEST BEDROOM
- WESTEX CARPETS THROUGHOUT
- CAPTIVATING LANDSCAPED GARDENS
- LUXURY KITCHEN/BREAKFAST ROOM
- PRINCIPAL SUITE WITH DRESSING ROOM
- POTENTIAL FOR ANNEX
- GATED DRIVEWAY & DOUBLE GARAGE
- NATURAL SELF-CLEANING SWIMMING POOL

Description

'Keepers Cottage' is gated and framed by its landscaped cottage style front garden, leading to a historic and characterful front door. This welcoming home has a contemporary yet historic blend throughout thanks to the current owners strong design background. The luxury kitchen has a vast range of fitted units, granite worktops, an eye catching gas powered Aga, and a range of built in appliances and larder cupboard. It is open to the family/breakfast room, with a step subtly defining the zones. French doors overlook the sunny professionally landscaped gardens whilst an inglenook fireplace draws the eye back in. A cathedral arched door leads to a bright traditional drawing room with a bay window, fireplace and triple-aspect with doors to the garden. The spacious dining room feature an impressive fireplace and period wooden double doors to the hallway. A utility room, toilet, integral garage access and a boot room complete this floor.

On the first floor are four bespoke and stylish double bedrooms. The principal suite has a private Juliet balcony overlooking the professionally landscaped gardens further boasting, vaulted ceilings, a striking bathroom with roll top bath and his & hers sinks along with indulgent dressing room, the size of a further double bedroom. Bedroom two is double-aspect and boasts an impressive en-suite shower room. Bedroom three enjoys a wealth of built-in storage, along with vaulted ceilings, a balcony and is served by a family shower room. Bedroom four is well proportioned and is situated over the garage and so offers scope to provide an au pair or relative with annex style accommodation, ideal for older child as it also enjoys ease of use for the adjacent shower room.

Keepers Cottage enjoys grounds surrounding the house of almost 1/2 an acre which have been designed by its current garden designer owner. At the centre of this designer garden is a recently installed 'Natural' self-cleaning swimming pool nestled in idyllic surroundings, overlooked by an attractive pergola with summer seating and decking expanding around the rear elevation of the house. To the front the entrance has cast iron electric gates leading to ample driveway parking surrounded by tranquil areas ideal for sitting in for a change of scenery from the rear garden.

Situation

Situated within the heart of Surrey Downs countryside, the property enjoys rural yet well connected position. Tadworth Station offers frequent services to London Bridge and Victoria with faster services to London Waterloo from either Epsom or Ashted stations, a short drive away, as is the M25 (Junction 9), ideal for access to both Heathrow and Gatwick airports and the wider motorway network.

Walton on the Hill is an attractive Village and reachable on foot, with the nearby Villages of Headley, Tadworth and Ashted just a short drive away, offering local shops, cafes, pubs and restaurants. The towns of Epsom, Reigate and Dorking are just a few miles further drive away.

The area attracts those wishing to be in close proximity to some of Surrey's finest schools which include; Epsom College, Rosebery, City of London Freeman's, Chinthurst, St Christophers and Walton on the Hill Primary, to name but a few.

Sport, leisure and cultural pursuits are abundant in the area and include; The RAC Golf and Country Club, Beaverbrook private members club, Epsom Downs racecourse, cinemas, theatres a wide range of sports clubs, gyms and eateries. A vast amount of open countryside dominates the area, ideal for the equestrian, cyclists and walkers.

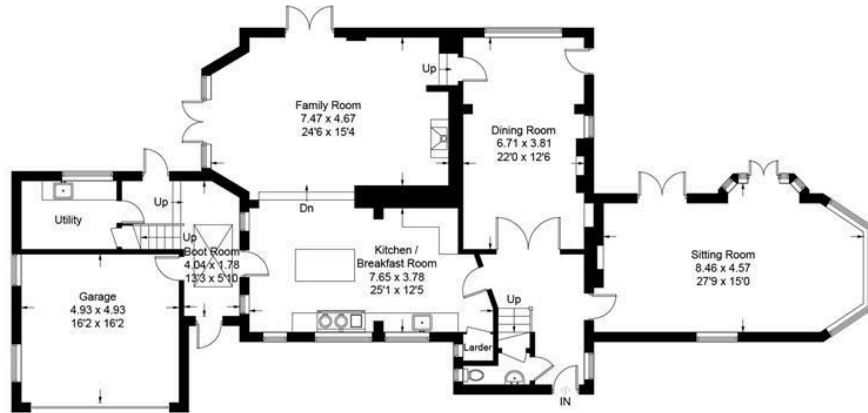
Tenure	Freehold
EPC	E
Council Tax Band	H



Approximate Gross Internal Area = 321.4 sq m / 3459 sq ft
(Including Garage)



 = Reduced headroom below 1.5m / 5'0



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. (ID1112596)

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66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 Email: ashted@patrickgardner.com
www.patrickgardner.com

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