



FINE & COUNTRY
Kingswood

Chatelet
Wonford Close, Walton On The Hill, Surrey KT20 7QX

Property at a glance

- Bespoke New Home
- Six Double Bedrooms & Two Dressing Rooms
- Five Luxurious Bathrooms With Italian Tiling
- Open-Plan Kitchen/Breakfast/Dining Room
- Three Reception Rooms & Cinema Room
- Utility Room, Study & Cloakroom
- Detached Double Garage
- Gated Driveway & EV Charging Point
- South Facing Garden With Tiled Terrace & Pathways
- Fabulous Location In Small Cul De Sac

Setting

The property is located close to Walton on the Hill village which provides a range of local shops, including a Co-op supermarket, post office, butchers, pharmacy, cycle shop and a selection of cafes and restaurants. Tadworth village and railway station are within a short drive and are also walkable.

The wide open spaces of nearby Walton Heath are an Area of Outstanding Natural Beauty and has a championship golf course with one of England's most exclusive golf clubs.

Locally there is a good choice of state and independent schools including Chinthurst, Aberdour and Walton on the Hill primary.

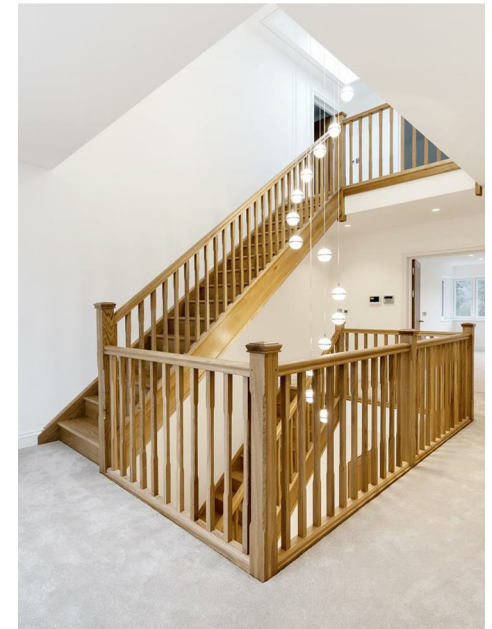
£2,300,000 Freehold

Chatelet

This substantial, brand new home is situated within a gated, level plot close to Walton On The Hill village and local schools. The property is laid out across three floors with entry via electric gates. The accommodation measures just over 4500 sq ft (including the garage) with a covered entrance providing entry into a grand reception hall with a solid oak staircase to the first and second floor landing. The layout is well planned and provides a good level of flexibility with a luxurious feel throughout.

Accommodation wise the numbers make impressive reading: six double bedrooms, five luxurious bath/shower rooms, generous living space with each room offering exceptional quality, a 19'3 x 11' cinema room, a detached double garage and landscaped grounds. The attention to detail is evident throughout including the porcelain tiled flooring, underfloor heating, a beautiful handmade kitchen with high quality integrated appliances, granite worktops, a balcony to the front, contemporary bathroom suites with Italian tiling and an EV charging point to the front.

The property is set within south facing, landscaped grounds with immaculately presented terraces and constructed using the latest energy efficient techniques. The end result is an extremely efficient family home. A viewing is highly recommended to fully appreciate all that Chatelet has to offer - please call Fine & Country to arrange your viewing.



Wonford Close, Walton On The Hill, KT20

Approximate Area = 4279 sq ft / 397.5 sq m (excludes void)

Limited Use Area(s) = 159 sq ft / 14.7 sq m

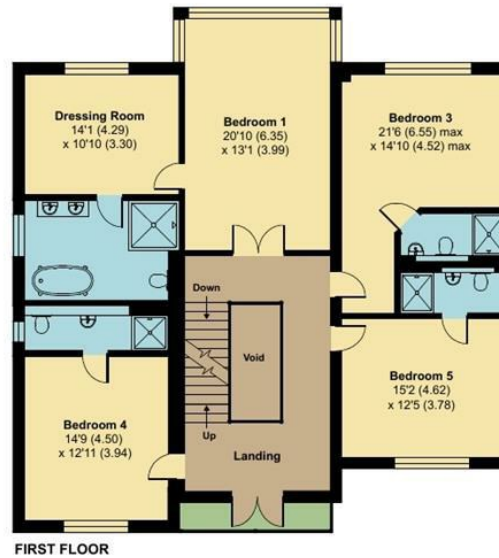
Garage = 471 sq ft / 43.7 sq m

Total = 4909 sq ft / 456 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Fine & Country. REF: 1093454

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	88	91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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