



**FINE & COUNTRY**  
Kingswood

*10 Mansion House*  
Frith Park, Sturts Lane, Walton On The Hill, Surrey KT20 7AG

## Property at a glance

- Three Double Bedrooms All With Fitted Wardrobes
- Newly Built Mansion House & Picturesque Grounds
- Private Entrance & Private Terrace
- Two Luxury Bath/Shower Rooms
- Open-Plan Kitchen/Dining Room
- Large Sitting Room
- Utility Room & Cloakroom
- Underfloor Heating & Karndean Flooring
- Villeroy & Boch / Hansgrohe Fittings
- Two Allocated Parking Bays

## Setting

This fabulous property is located within a short distance of Walton-on-the-Hill village, providing restaurants, pubs and local shopping. An area of outstanding natural beauty, Walton Heath also has championship golf courses with one of England's most exclusive golf clubs. Locally there is a good choice of state and independent schools.

In terms of transportation, Tadworth Station is just a few minutes drive and provides services into London. The M25 is accessed via Junction 8, 1.7 miles to the south, providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within easy reach.

The nearby towns of Epsom, Banstead, Reigate, Dorking and Sutton with their shopping centres and rail links are all within about a 15/20 minute drive. The area is renowned for some stunning countryside walks including Headley Heath and Boxhill, which is ideal for horse riding, walking and cycling.

**£725,000 Leasehold**

# 10 Mansion House

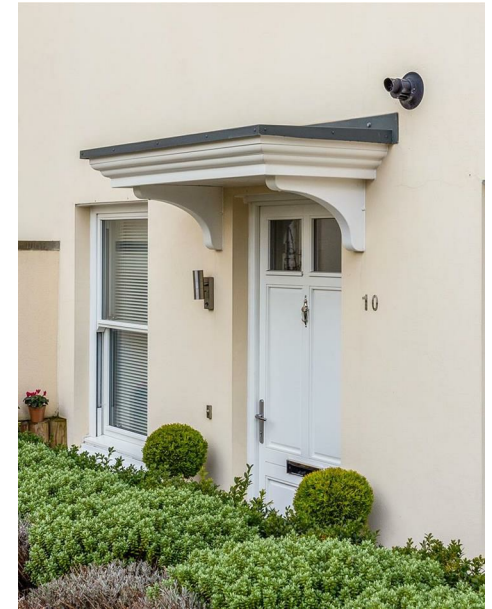
Situated within the modern gated development known as Frith Park is this stunning three double bedroom property situated within the newly built Mansion House, nestled within a picturesque setting and benefiting from its own private entrance.

On entering the property you are greeted by a welcoming entrance hall with Karndean flooring, stairs to the first floor and a downstairs cloakroom. To the front of the property is a double aspect, open-plan kitchen/dining room complete with integrated appliances, breakfast bar and access to a utility room. To the rear is a light sitting room with patio doors leading to the private terrace. There is also under floor heating throughout.

On the first floor there is the master bedroom with a modern en-suite shower room and fitted wardrobes, two further double bedrooms both with fitted wardrobes and a luxury family bathroom. Externally there are two allocated parking spaces as well as visitors parking bays, communal EV charging point, seven acres of communal grounds and a secure store room within a storage barn.

The seller has provided us with the services charges and lease details. These charges and lease details will need to be confirmed via the solicitors.

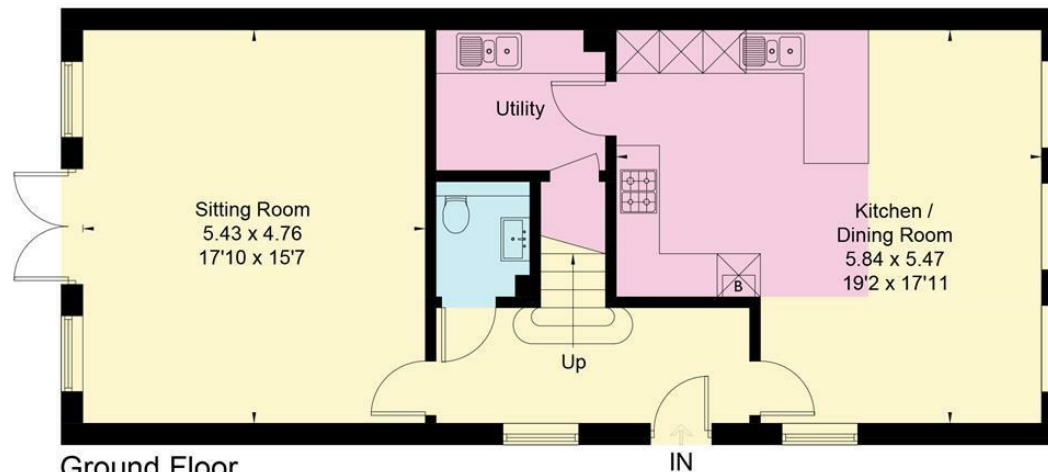
Length of lease: 122 years  
Service Charge: £4,722.70 P/A  
Ground Rent: £350 P/A  
Council Tax Band: E



Approximate Area = 147.6 sq m / 1589 sq ft  
 (Including Void)  
 Including Limited Use Area (2.4 sq m / 26 sq ft)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 292512

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		
(81-91)	B	82	82
(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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