



**FINE & COUNTRY**  
Kingswood

*18 Breech Lane*  
Walton On The Hill, KT20 7SN



## Property at a glance

- Two Double Bedrooms
- Family Bathroom & Shower room
- Large Conservatory/Family Room
- Sitting Room
- West Facing Rear Garden
- Outbuildings
- Quiet Cul de Sac Location
- Walking Distance To Walton On The Hill Village and Shops
- Driveway With Parking For Several Cars
- Catchment For Local Schools

## Setting

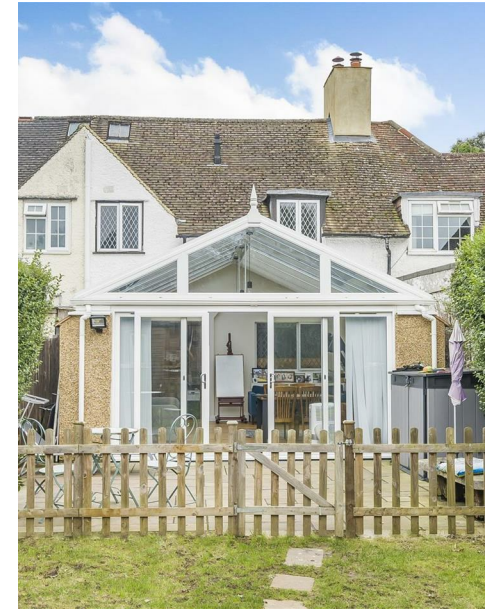
Walton on the Hill provides a splendid village with a range of various shops including a coffee shop, local butchers, local pubs, Co-op Supermarket, barber shop, chemist, Indian restaurant, Chinese take-way and the award-winning Spaghetti Tree restaurant.

Other features include Walton Primary School, two nursery schools and of course the famous Walton Heath Golf Club. Walton Heath itself is close by and a short walk of approximately 15 minutes will take you across to Tadworth village with its butchers, wine merchant, fishmongers, bakers, coffee shop and much more. It also has a mainline railway station with services to London Bridge and London Victoria. The property is perfectly located for access to local towns Epsom, Reigate and Dorking, and access to the M25 (junction 8) less than 5 miles.

£675,000 Freehold

# 18 Breech Lane

This two bedroom terraced cottage is located within the heart of Walton Village and has the benefit of being in a quiet cul de sac location. The downstairs accommodation comprises of a sitting room, currently being used as a downstairs bedroom. and to the rear of the property, is a large conservatory, which is being used as the main reception room. In addition, there is a downstairs WC/shower room. On the first floor, there are two bedrooms and a family bathroom. To the outside, there are various outbuildings, incorporating a storage shed, WC and home office. There is also a generous sized hobby room to the rear of the garden. The front of the property offers ample off street parking, with a large paved driveway.



# Breech Lane, Walton On The Hill, Tadworth, KT20

Approximate Area = 1105 sq ft / 102.6 sq m  
 Outbuildings = 272 sq ft / 25.2 sq m  
 Total = 1377 sq ft / 127.8 sq m

For identification only - Not to scale

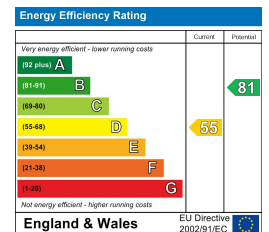


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1chemcom 2024. Produced for Fine & Country. REF: 1192173

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.







Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS  
 Tel: +44 (0)1737 361014  
 Email: [kingswood@fineandcountry.com](mailto:kingswood@fineandcountry.com)  
 Web: [kingswood.fineandcountry.co.uk](http://kingswood.fineandcountry.co.uk)  
 Fine & Country Sales, Lettings, Land & New Homes

**FINE & COUNTRY**  
 Kingswood