

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

Lindis Mere, Dorking Road
Walton On The Hill
KT20 7RH

Combining generous family living with exceptional privacy, the home features six bedrooms, five en-suites, impressive reception space and stunning outdoor areas that create a truly tranquil sanctuary moments from the heart of the village and Walton Heath Golf Club.

£2,250,000



- Detached residence in a secluded wooded setting
- Over 4,100 sq ft of accommodation across two floors
- Beautiful half-acre south-facing plot
- Moments from Walton on the Hill and surrounding countryside
- Six bedrooms, five with en-suite facilities
- Three generous reception rooms plus kitchen/breakfast room
- Landscaped gardens with oriental planting and water features
- *Viewings by appointment only*





PROPERTY DESCRIPTION

Tucked away in a wooded backwater on the edge of Walton on the Hill village, you will find a number of elegant detached homes scattered around, all with their own identity and virtues; and none more so than this impressive residence that sits within its own beautifully established oasis and surrounded by Walton Heath.

Offering just over 4100 sq ft of footprint, the property has a generous flow to its lay out, offering accommodation over two floors, including an impressive galleried hallway, three separate reception rooms, cloakroom, kitchen/breakfast room, large utility room, and upstairs are 6 bedrooms, 5 of which all have an en-suite.

It sounds almost ridiculous to suggest that there are further opportunities to further extend this home, such is the existing accommodation and footprint, but should one be looking for something that could maybe have a further annexe/wing attached, perhaps for a multi-generational family, we consider there to be a possible space on the right hand flank, subject of course to local authority planning.

As impressive as this home is from the inside, it is the outside areas of this half acre, south facing plot that are perhaps the jewel in the crown, with ample parking to the front giving access to the garage, whilst to the rear is a beautifully established gardeners dream, merging a deliberate and designed structure with mother nature to create a peaceful sanctuary, filled with oriental trees, ferns, meadows, bridges and tranquil water features.







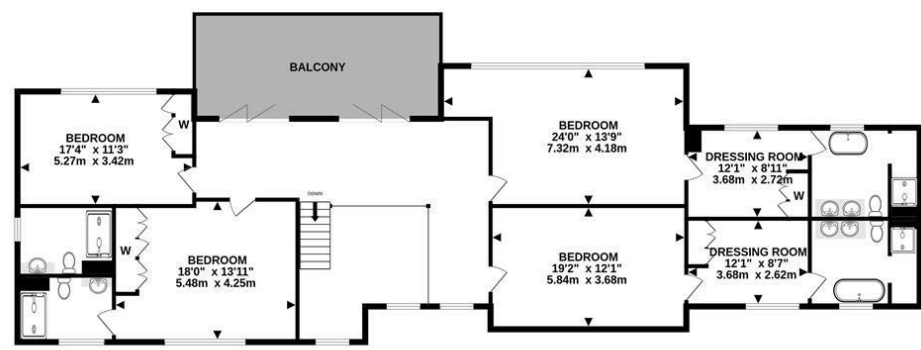
LOCAL AREA / AMENITIES



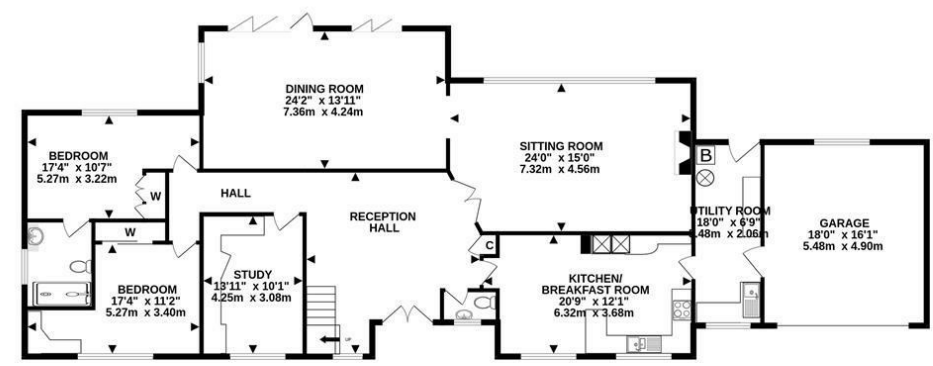
Walton on the Hill village offers a quintessential feel and look, with the Mere Pond being at its heart. The village is served by a number of local traders including a tea room, independent boutiques, local butchers, four local pubs, Co-op Supermarket, barber shop, chemist, beauticians, hairdressers, Indian restaurant and the 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 close by with its butchers, Tesco's local, fishmongers, bakers, Thai and Mediterranean restaurants, fish and chip shop, launderette, and much more, including Tadworth primary school and Sports Centre. It also has a mainline railway station with services to London. The property is also well located for access to local towns such as Epsom and Reigate, and access to the M25 is via junction 8 or 9.

For further information or to arrange a private viewing please call the Kennedys' sales team on 01737 817718.

A stylized white signature or logo on a dark background. The signature is written in a cursive, flowing style, starting with a large 'K' and ending with a long, sweeping tail.



1ST FLOOR



GROUND FLOOR

TOTAL FLOOR AREA : 4153 sq.ft. (385.8 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(81-91)	B		
(69-80)	C	71	76
(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	

Lindis Mere, 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: C

COUNCIL: Reigate and Banstead

TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT