

Kennedys'

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Aurelia, Sandlands Grove
Walton on the Hill
KT20 7UZ

Elegant and spacious six bedroom detached family home located in Walton on the Hill. Built less than 9 years ago, the property combines modern design with charming, country-style living. Features include a stunning open-plan kitchen/breakfast/living area and a double aspect drawing room with log burner, this home is ready for entertaining.

£1,650,000



6



2



4



4+



- Substantial, elegant six bedroom detached family home
- Spacious primary suite with dressing room and en-suite
- Cated access with electronically operated entrance
- Surrounded by Area of Outstanding Natural Beauty
- Large open-plan kitchen/breakfast/living area
- Underfloor heating on ground and first floors
- Close to Walton Heath golf course
- Viewings by appointment only



PROPERTY DESCRIPTION

Located in a quiet residential backwater on the edge of Walton on the Hill village lies this substantial yet elegant detached family home. It beautifully combines all the features of a home that is less than 9 years old, with the qualities of genuine charm and the feel of country living. From the moment you step through the front door, one is immediately struck by the space and elegance of this quality home. A bespoke oak staircase leads upstairs from the generous hallway, with painted oak doors accented by brushed chrome ironmongery. Double doors open into the double fronted drawing room, where an elegant feature fireplace and log burner offers a dramatic focal point. The ground floor layout continues, providing a good size study, cloakroom, and to the rear is the perfect open plan kitchen/breakfast/living area with feature brick wall and two sets of opening doors out to the rear.

The heart of every home, the beautiful luxury kitchen features sleek cabinets arranged in an ergonomically efficient layout, providing the maximum amount of storage and working space. Complementing the units are high quality appliances, with a Rangemaster stainless range oven taking centre stage to a wine cooler, integrated dishwasher and microwave and space for American style fridge/freezer. Stone worktops complete the streamlined look along with porcelain floor tiles from our extensive range of possibilities. The utility room, which is similarly fitted out, has space for a washing machine and tumble dryer.

To the first floor, the spacious primary suite boasts its own fully-fitted dressing room alongside the luxuriously appointed en-suite bathroom, where a 24" mirror finish television by Aquavision offers the ultimate in relaxation.

Guests are assured of exceptional hospitality, in a guest suite with its own bathroom and stylish fitted wardrobes. Similar built-in wardrobes are also provided in the other bedrooms on the first floor. The second floor accommodates a fifth bedroom and a large study, with a further shower room just across the landing.

The property benefits from underfloor heating to ground and first floors, whilst the second floor is served by gas fired radiators. Both the state of the art heating and hot water systems are fully programmable, while the









PROPERTY DESCRIPTION

house offers fully fitted high quality double glazing.

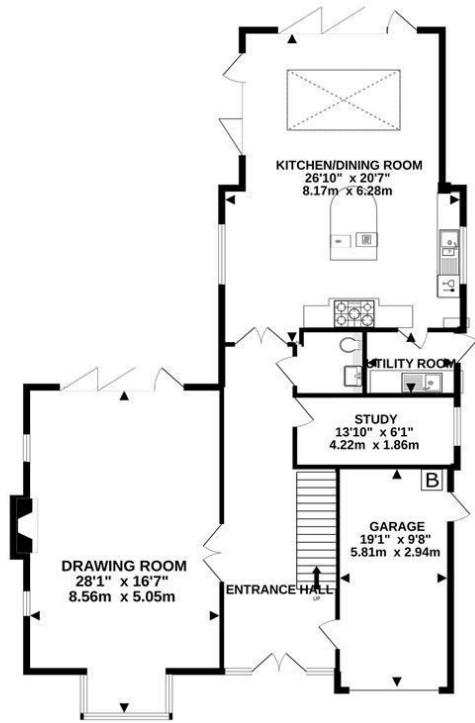
The bespoke lighting scheme is designed mainly with downlighters, while pendant fittings in both the drawing room and master bedroom allow for spectacular chandeliers. Brushed chrome switch plates in the drawing room, kitchen breakfast room, hall and landing make a subtle statement.

Each bathroom has been individually designed, with white Villeroy and Boch suites complemented by chrome Hansgrohe taps and showers, the latter fitted behind clear glass screens. Bespoke vanity units and heated towel rails reinforce the 'spa-bathroom' feeling, with porcelain tiles on the floor, full height to walls in shower/bath areas and half height to remaining walls.

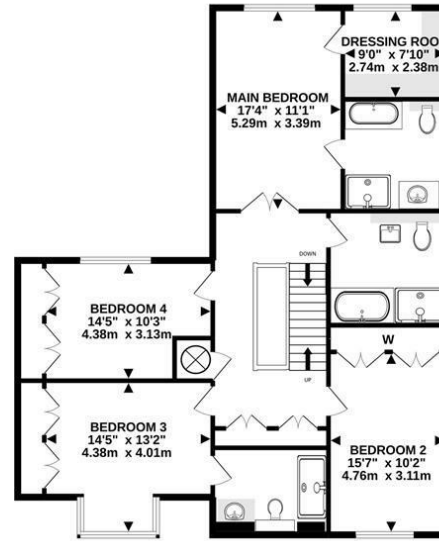
Externally, the property is accessed via electronically operated gates and has well established and landscaped gardens that incorporate paved terraces, planting and mature trees. Ample external lighting is provided, from the welcoming porch light at the front entrance to the illumination around the terrace, while there are also external electric sockets and an outside tap.

With a picturesque pond at its centre, Walton on the Hill is an idyllic setting for modern family life. Positioned on the North Downs, surrounded by beautiful Surrey countryside, it is often hard to believe that London is really so close and very accessible. Few villages are so well sited, an Area of Outstanding Natural Beauty extends for miles around Walton on the Hill, with hundreds of acres of heaths, commons and woodland just waiting to be explored. Golfers will be in their element, with a choice of challenging courses including the renowned Walton Heath. Equestrian facilities are in abundance with the famous race course on Epsom Downs close by. Cycling is also very popular in the area and nearby Box Hill is famous for its challenging climb offering panoramic views. There is a fantastic local Primary School in the village as well as nearby Chinthurst and Tadworth Primary. A wide range of both state and independent schools for secondary education are also close by. The village itself has a number of lovely pubs, hairdressers, butcher, Co-Op, cafes and independent shops. A short walk gets you to Tadworth and onto the local line up to London Bridge or Victoria in less than an hour. Close too is the M25 with good access to both Heathrow and Gatwick Airports.

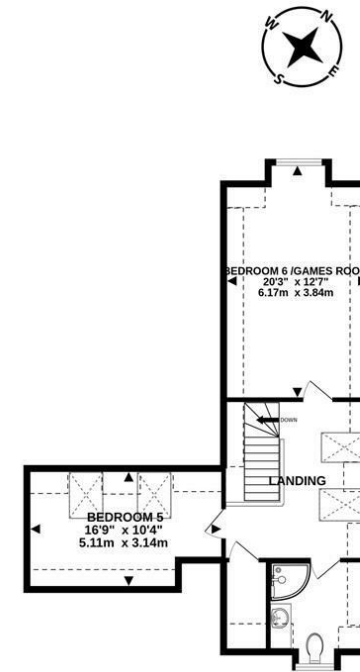




GROUND FLOOR
1499 sq.ft. (139.3 sq.m.) approx.



1ST FLOOR
1256 sq.ft. (116.7 sq.m.) approx.



2ND FLOOR
680 sq.ft. (63.2 sq.m.) approx.

TOTAL FLOOR AREA : 3436 sq.ft. (319.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
192 plus) A	
161-191) B	
130-160) C	
100-129) D	
69-99) E	
40-68) F	
1-39) G	
Mid energy efficient - higher running costs	
79	83
England & Wales	
EU Directive 2002/91/EC	

Aurelia, Sandlands Grove, Walton on the Hill

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

Council

TAX BAND: H

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