

Kennedys'

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The Barn,
Deans Lane
Walton on the Hill
KT20 7TT

"The Barn" offers approximately 3,800 sq ft of accommodation, six bedrooms, generous reception space and an attractive character exterior with high gables, chimney stacks and wood cladding with excellent scope for refurbishment, reconfiguration and potentially extending, subject to planning.

OIEO
£1,350,000



6



3



3



4+



- Character property with classic architecture
- Six bedrooms, including a substantial primary suite
- Gas central heating and wood-framed double-glazing
- Forecourt leading to a detached double garage.
- Significant scope for refurbishment
- Three main reception rooms plus kitchen diner
- Central lawn, mature trees and established hedging
- Viewing is essential to appreciate



PROPERTY DESCRIPTION

It's probably true to say that the number of genuinely attractive opportunities to take on an old house and create your own modern home in a sought after location close to the heart of Walton on the Hill village, are at best few and far between, and at times almost seemingly impossible. So it is with obvious delight that we present such a rare opportunity, in the form of "The Barn" on Deans Lane.

With its classic architecture of high gables handsome chimney stacks and wood cladding, this is a home of real distinction, sitting back on its plot and benefitting from a large driveway and extensive front lawns, whilst offering just under 3800 sq ft of accommodation. The Barn has a grand entrance hall, all be it coming from the side of the house, with an equally grand staircase, whilst also giving access to a shower room and utility room, and leading to the sitting room, dining room and family room, with the kitchen/breakfast being accessed via both the aforementioned rooms. To the first floor you are welcomed by a large landing which provides access to five bedrooms, including the primary suite with its large en-suite bathroom, whilst the other bedrooms are served by a family bathroom. A rising staircase leads you the second floor, and more precisely to the 6th bedroom and attic room.

The Barn has the benefit of gas fired heating by radiators and wood framed double glazed windows, whilst offering plenty of scope for adaptation, refurbishment and possibly even extending (subject to local authority planning). To the outside it is accessed directly from Deans Lane on to a brick paved driveway and forecourt area leading to a detached double garage, whilst the gardens lay to the front of the plot, featuring a sweeping central lawn and a well established border of trees and hedges, providing good levels of privacy and further opportunities to design a garden for anyone with an eye of landscaping and designing their own outside spaces.









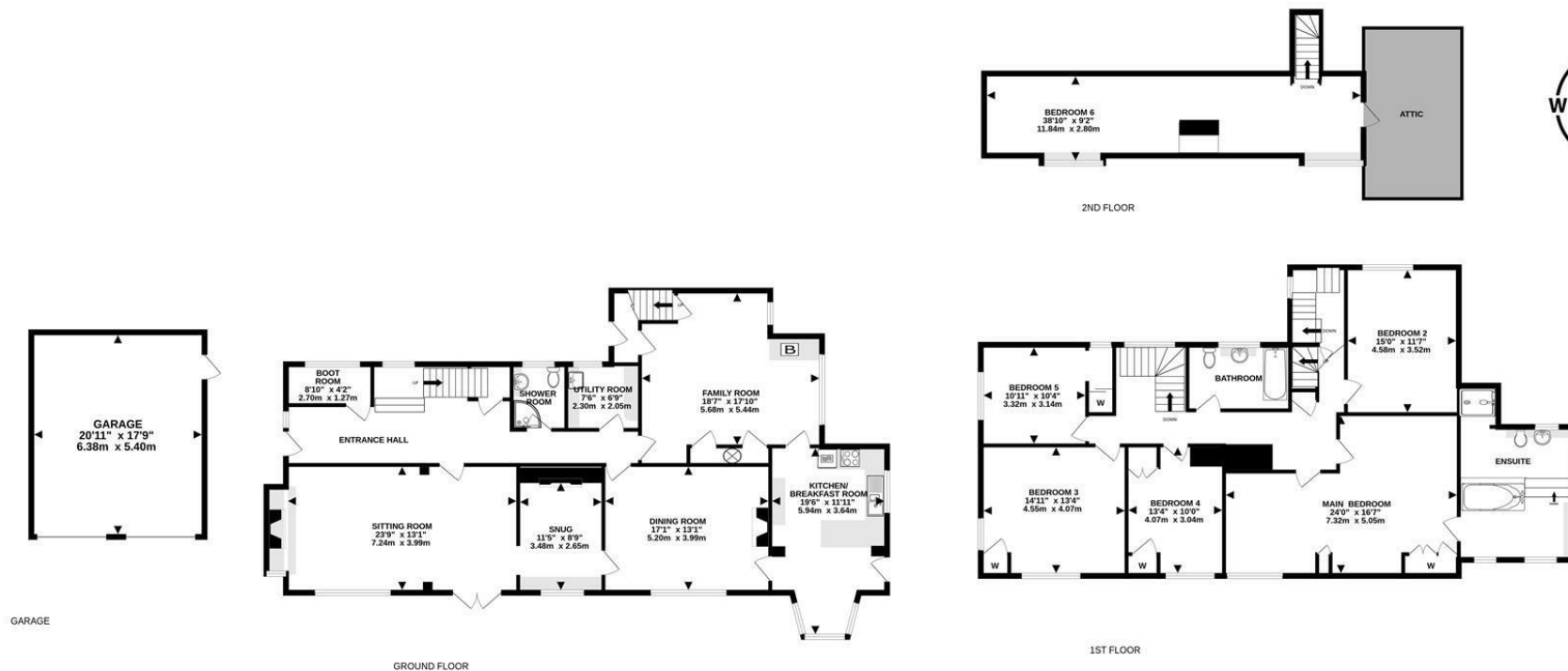
LOCAL AREA AND AMENITIES

Walton on the Hill is a quiet and quintessential village, nestled within the Surrey Hills area and in the heart of Walton Heath. With its famous pond, the village offers a range of shops including the popular Co-Op, independent bike shop, hairdressers, beauticians, chemist, take aways, Independent woodfired Pizza place and much more besides. The village is well known for its range of pubs and restaurants including The Spaghetti Tree and The Chequers and the community is served by St Peters church and an outstanding primary school that is located in the heart of the village. The renowned Walton Heath golf club is a private members club that is steeped in history, including being the location for the Ryder Cup in 1981 and in recent years the British Masters and Women's Open.

The neighbouring village of Tadworth offers an additional selection of shopping facilities such as independent butcher, baker/cafe, fishmonger, dry cleaners, off license, opticians, gift shop and One Stop. There are a further selection of pubs and restaurants including The Bridge Mediterranean restaurant, Thai Cottage, Grumpy Mole, Dukes Head and Blue Anchor, and Tadworth station provides a regular service to London Bridge/Victoria. Tadworth Primary School is as popular as ever, as is the private co-ed offering, Chinthurst. The main towns of Reigate, Banstead and Epsom are all nearby and the M25 motorways are accessed at either junctions 8 or 9.

You may want to ask some questions or/and obtain further information, which is absolutely fine; just contact a member of our sales team and we will do everything we can to assist.





MAIN HOUSE 318 SQ.M (3423 SQ.FT) GARAGE 34.5 SQ.M (371 SQ.FT)

TOTAL FLOOR AREA : 3794 sq.ft. (352.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(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

70

55

The Barn, Deans Lane

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: D
COUNCIL: Reigate and
Banstead
TAX BAND: H

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