Kennedys'

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78, Sandlands Road
Walton on the Hill
KT20 7XA

A rare opportunity to acquire this exceptional 5 bedroom detached family home, beautifully remodelled and extended, providing approximately 2,300 sq ft of luxurious, high-specification modern living, perfectly positioned in the heart of Walton on the Hill village.

£1,100,000

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4 4+



- Detached 5 bedroom family home
- Complete rennovation and extension
- Main Bedroom with ensuite and Juliette style balcony
- Set in the heart of Walton on the Hill
- Approximately 2,300 sq ft of high-specification, modern living space
- Open plan Kitchen/breakfast room
- Brand new garden studio
- *Viewing by appointment only*







PROPERTY DESCRIPTION

For those looking for their first detached family home in the village, or perhaps those looking to downsize to something more manageable and in a beautifully quiet spot with easy to access most facilities in both Walton and Tadworth, we have something that is truly quite rare to find, and we are delighted to be appointed by the owners, especially as we were the agent that sold it to them approximately 10 years ago.

Since then, they have been pretty busy, improving, remodelling and extending this already stylish detached family home, which now offers approximately 2300 sq ft of high specification and modern living standards, all executed to the owners exacting standards.

From modern handleless fitted kitchen, to feature fireplace, quality flooring throughout, modern bathrooms and tiling , gas fired heating by radiators, double glazing windows and a feature primary top floor suite with free standing bath and Juliette balcony, there is much to love about this rare home, and we would certainly recommend arranging to see it for yourself rather than taking our word for it.

To the outside , the house is approached by an open brick paved driveway and forecourt area, whilst to the rear the all weather garden provides the perfect space for year round entertainment , including the recent addition of a garden studio.

















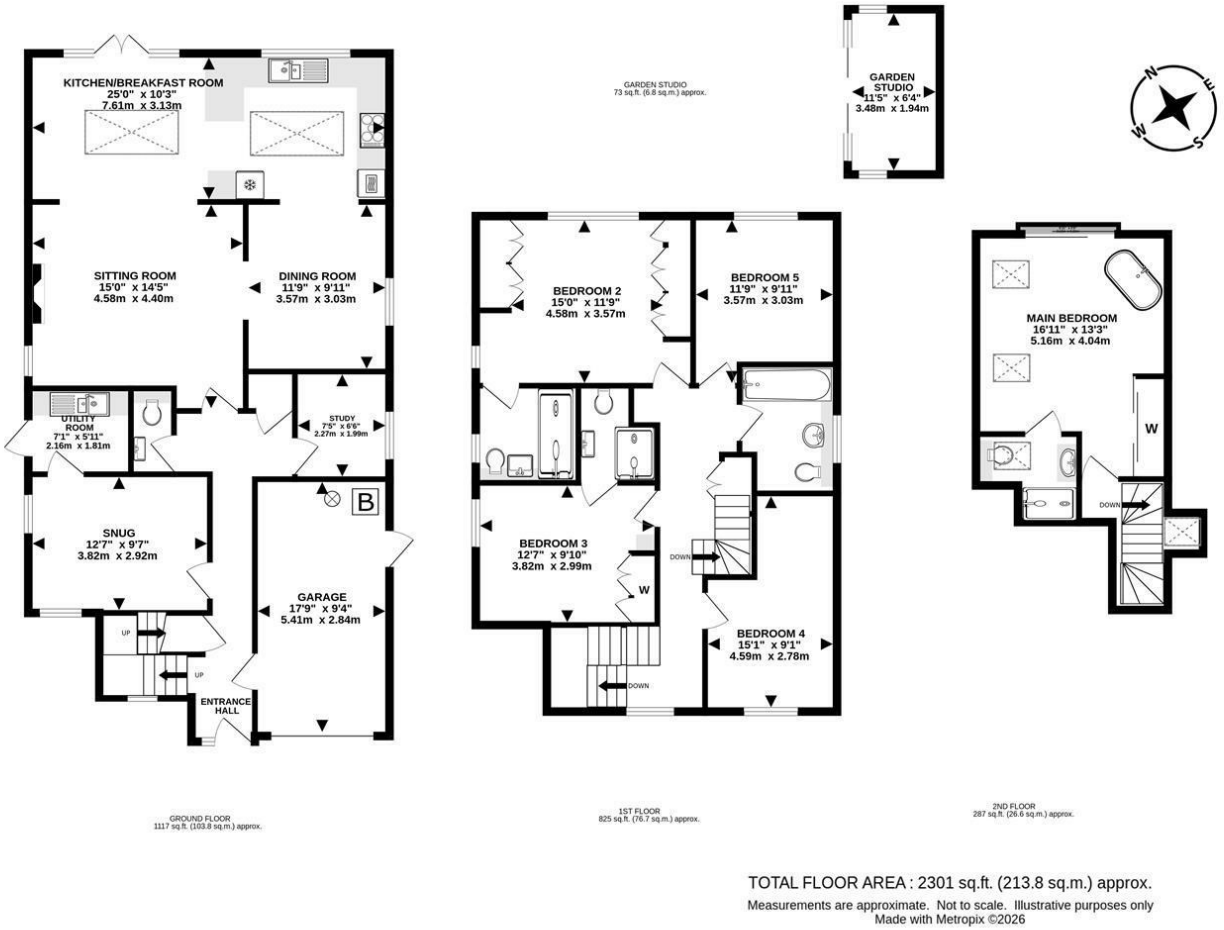


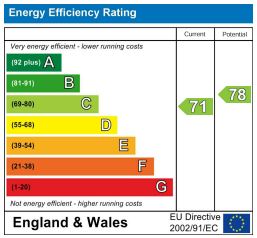


PROPERTY DESCRIPTION

Sandlands Road is in the heart of Walton on the Hill village, offering a quintessential feel and look. The village is served by a number of local traders including a coffee shop, pizza parlour, local butchers, four local pubs, Co-op Supermarket, barber shop, chemist, Indian restaurant, Chinese take-way and the award-winning Spaghetti Tree Italian 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.

For further information, to discuss anything further or of course to arrange a private viewing, please contact Peter Kennedy or a member of the sales team.





TOTAL FLOOR AREA : 2301 sq.ft. (213.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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78, Sandlands 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 & Banstead
TAX BAND: G

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