Kennedys'

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78, Walton Street
Walton on the Hill
KT20 7RU

Believed to have been built some 500 years ago, Yeoman House is a Grade II listed 5 bedroom character cottage located in the centre of Walton on the Hill village.

£850,000

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- Circa 500 year old character cottage in Walton on the Hill
- Abundant period features and hidden rooms throughout
- Mature gardens with orchard and barn outbuilding (pp previously granted)
- Excellent access to Tadworth, rail links and the M25
- Grade II listed
- Versatile accommodation over three floors plus cellar/snug
- Driveway parking and central village location
- Viewing by Appointment Only






Edward Burra

PROPERTY DESCRIPTION

Yeoman House offers the delightful character and charm of its era, and has a wealth of hidden surprises including a barn style outbuilding which has previously received planning permission. This Grade II listed house has been well maintained by the current owners and the accommodation, spread over 3 floors, includes an entrance hall with the original front door and wooden flooring, beams and plate racks. Through a hidden door, steps lead down into the original chapel room in the cellar/snug. The dining room with original parquet flooring, wooden beams, wood burning stove and inglenook fireplace is to the left of the hallway. Leading into a kitchen/diner with shaker style wall and base units, oak laminate work tops, free standing hob and oven, space for dishwasher, fridge/freezer and washing machine, and ceramic tiled flooring. Through the kitchen a door leads into the back garden.

On the right hand side of the house you will find a delightful sitting room, again with the character and charm of wooden beams and an open fireplace, which has been set up to take a gas fire. The carpeted sitting room with wooden floor beneath, enjoys entrances to the front and rear of the house, along the back hallway you will find a bathroom and single bedroom complete with original quarry tiled flooring and fitted wardrobes. Up the wide staircase lie two double bedrooms, one with walk in wardrobe, the other with built in wardrobes. Both bedrooms have access to the main family bathroom with an abundance of storage through two walk in cupboards, three piece suite and vinyl flooring. Through the bathroom lies a hidden staircase to the study/hobby room with views to the rear garden, hall cupboards and walk in cupboard which potentially can be used for a fourth bedroom.






Edward Burra






I'm not arguing...
I'm just explaining
why
I'm right.







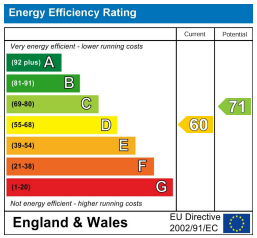


PROPERTY DESCRIPTION

To the outside, Yeoman House is accessed via a tarmacked driveway with parking for two cars and feature brick pathway. To the rear the gardens are laid mainly to lawn with mature trees and shrubs and large decorative pond. At the rear of the garden lies an orchard with a variety of cooking and eating apple trees, a shed, and one barn style outbuilding which has previously obtained planning for a two bedroom annex.

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 trader 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. Walton Heath itself is close by and a short walk of approximately 15 minutes will take you across to Tadworth village 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.





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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 & Banstead
TAX BAND: G

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