

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

23, Duffield Road
Walton On The Hill
KT20 7UQ

A charming three-bedroom semi-detached cottage in Walton on the Hill, just moments from the village pond and local amenities. Offering a great combination of period character and modern living, the property also provides potential to extend, subject to planning, and benefits from a secluded east-facing rear garden.

OIEO
£599,950



- Three-bedroom semi-detached cottage
- Sitting room and separate dining room
- Secluded east-facing rear garden

- Modern kitchen with garden access
- Period features including fireplace and wooden floors
- Approx. 15-minute walk to Tadworth station



PROPERTY DESCRIPTION

Nestled in the heart of Walton on the Hill, we are delighted to be able to offer a rare opportunity to acquire a three bedroom semi detached cottage, perfect for a young family coming in to the village or perhaps a downsizer who is looking to stay in the area and looking for something that is close to the pond and all local facilities. These really are pretty cottages, and located in one of the most popular roads in the village, offering all the charm and character of their original era whilst providing all the comforts of modern living standards.

The entrance hall is a nice size and provides access to the sitting room and dining room, as well as having the stairs rising to the first floor. A handy little cloakroom is located under the staircase, and the kitchen to the rear is modern, with access to the rear garden. There are options available, subject of course to local authority planning permission, to extend on the ground floor, and thereby creating the possibility of creating a larger kitchen and maybe even connecting it to the existing dining room to create a larger open plan space. To the first floor are the primary and third bedroom, along with the family bathroom, and the second bedroom is on the second floor, accessed via stairs from the landing.

Gas fired heating by radiators and double glazing are just some of the benefits that this cottage offers, as well as fireplace and wooden floors, all being well presented throughout. The front garden provides a private space and path to the main entrance, whilst side access provides access to the well established rear garden, which offers a secluded east facing aspect. We would certainly recommend an internal viewing to fully appreciate the virtues of this pretty cottage, and to maybe even explore ways of further improving it and making your own.









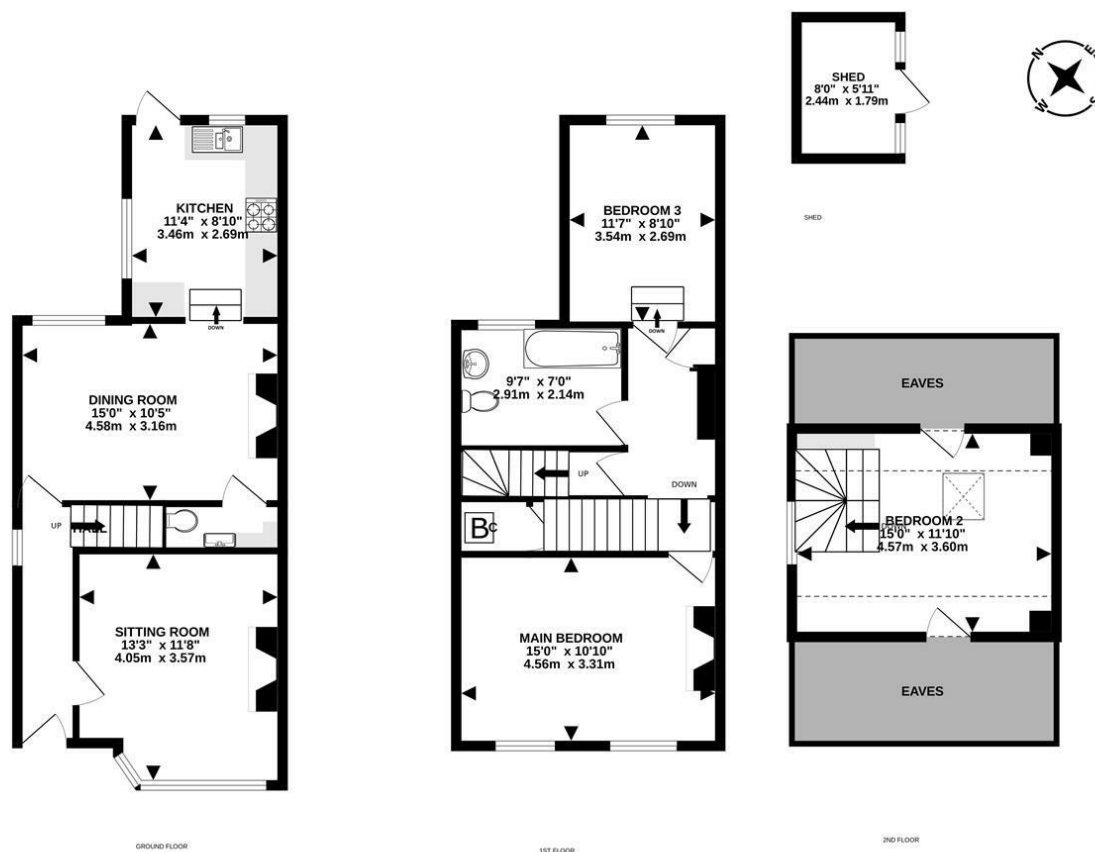
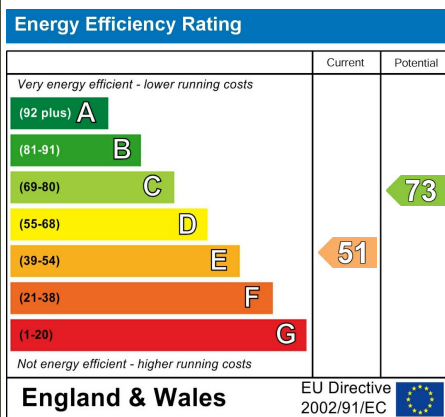
LOCAL AREA AND AMENITIES

Walton on the Hill village offers 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 a member of the sales team on 01737 817718.

A large, stylized white signature or logo on a dark background.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

23, Duffield 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: E
COUNCIL: Reigate and Banstead
TAX BAND: E

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](https://www.instagram.com/kennedysipa) info@kennedys-ipa.co.uk

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