



**GREENWAYS**

WALTON ON THE HILL

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# 19 GREENWAYS

# PRICE ON APPLICATION

WALTON ON THE HILL    KT20 7QE

|                                                                                  |                   |                                                                                   |                            |                                                                                     |               |                                                                                     |                |
|----------------------------------------------------------------------------------|-------------------|-----------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------|----------------|
|  | 4 RECEPTION ROOMS |  | KITCHEN/DINING/LIVING ROOM |  | FOUR BEDROOMS |  | FOUR BATHROOMS |
| COUNCIL TAX BAND    H                                                            |                   | EPC RATING    A                                                                   |                            | APROX.    4313FT <sup>2</sup>      400.60 M <sup>2</sup>                            |               |                                                                                     |                |

Located in a prime location close to the renowned Walton Heath Golf Club is this exceptionally energy efficient contemporary style family home benefitting from an extremely rare EPC ‘A’ rating. The property boasts an elegant, extraordinarily spacious and light filled living space that is both practical and stylish, making it ideal for a relaxed family lifestyle and entertaining guests alike.

The property is approached by a welcoming reception hall with excellent built-in storage and a cloakroom. The principal reception areas include a lounge with bi-folding doors to the garden and a family room/office, whilst at the heart of the home is the stunning kitchen/living/dining room with a central island, a full complement of integrated appliances, and two sets of bi-folding doors leading to the patio and garden. The utility room is off the kitchen, and an inner hallway has two large walk-in storage rooms and leads to the gymnasium with air conditioning. The 39 ft x 24 ft plus games room offers further fabulous entertainment space and includes a bar/kitchenette and a shower room and again is light-filled and has further bi-folds leading to the patio and garden. Note: This area has the flexibility to become an annexe if required.

The turned staircase leads to a generous landing leading to the enormous master suite, which includes a bedroom with a vaulted ceiling, a dressing area, a large balcony with an obscure glazed balustrade and an en-suite shower room. There are three further double bedrooms, one with guest ensuite (all with fitted wardrobes) and a family bathroom.

Outside there is an integral double garage and an adjacent single garage, both with electronic up-and-over doors, and approached via a driveway with parking for further vehicles. The delightful level and well-screened south-westerly-facing rear garden includes an extensive porcelain patio area and sweeping lawns with mature specimen trees and planting and extends to approaching one-third of an acre.

This energy-efficient property has a high specification of fitments throughout, and some of the many features include a monitored alarm system plus security lights and camera surveillance, a 40-panel solar system with 2 x 5 kWh batteries and 2 x inverters, and a Megaflo gas central heating system.

Walton on the Hill features the picturesque Mere pond and a village green and offers a post office/general store, restaurants, gastropubs, a meeting place cafe, a preschool nursery, a highly regarded junior school, individual shops and a Co-op supermarket, whilst comprehensive shopping facilities are available at a choice of vibrant nearby high streets in Banstead, Reigate, Dorking and Epsom. Tadworth station provides services to London on the Tattenham Corner line with a journey time of around 50 minutes, and the M25 can be accessed via the Reigate Hill interchange to the south.

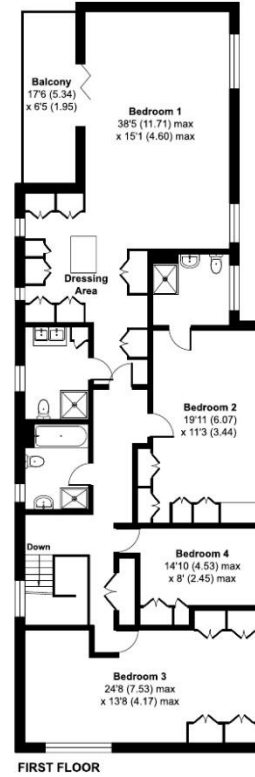
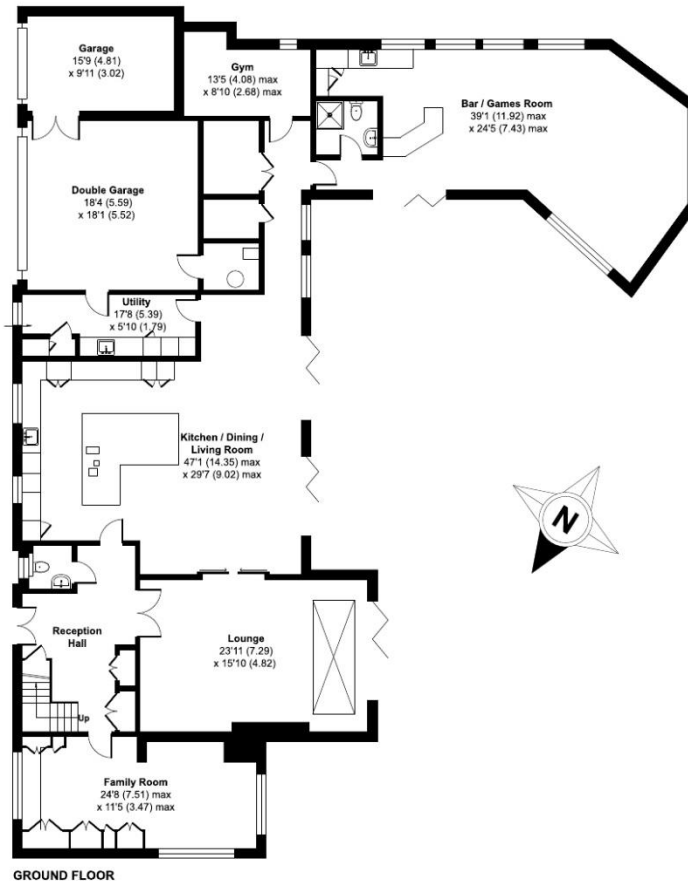
# Greenways, Walton On The Hill, Tadworth, KT20

Approximate Area = 4313 sq ft / 400.6 sq m

Garage = 484 sq ft / 44.9 sq m

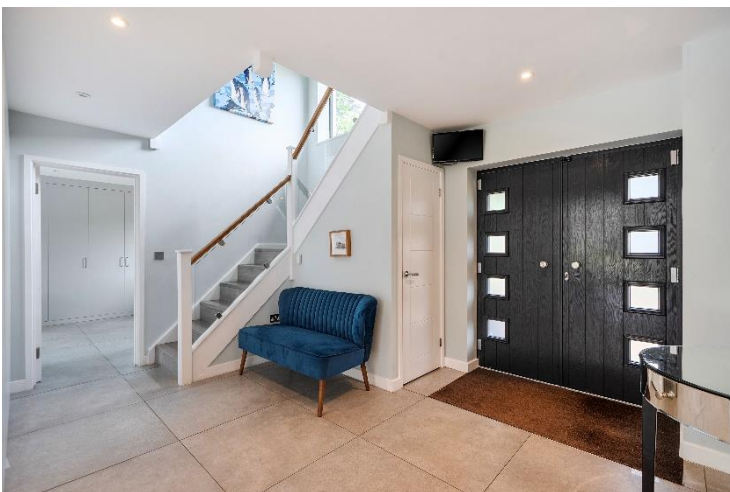
Total = 4797 sq ft / 445.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Everett & Co (Walton) Ltd. REF: 1484892

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**IMPORTANT** We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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