



Sought after location on the edge of Walton on the Hill

exclusive to

**SAUNDERS**

[richardsaunders.co.uk](http://richardsaunders.co.uk)

**Bethany  
Chequers Lane  
Walton on the Hill  
KT20 7RB**

London 18 Miles Epsom 4 miles Reigate 5 miles  
Tadworth Station 1 mile – London in 45 minutes  
M25 4 miles at either Reigate (J8) or Leatherhead (J9)  
*All times and distances are approximate*

Close to the pretty village of Walton on the Hill, this 1930s detached house is set on a good-sized plot of around 0.25 acre.

Available with no onward chain and in this high-value location, the house offers great potential for refurbishment and extension subject to planning permission.

**Price £1,180,000**

View by appointment please, arranged exclusively through Richard Saunders and Company  
Telephone 01737 360000

**kingswood@richardsaunders.co.uk**



- Entrance Hall ▪ Cloakroom ▪ Sitting Room ▪ Dining Room
- Kitchen – Breakfast Room ▪ Utility Room
- 4 Bedrooms ▪ Bathroom
- Space for Garage ▪ Frontage with Driveway Parking
- Some 85' (d) x 65' (w) Rear Garden ▪ in all, around 0.25 acre



Individually designed and built in the 1930's this good-sized detached house still retains much of its traditional character whilst having been improved over the years.

The interior is remarkably bright by virtue of its large windows which give views over the gardens. There are two living rooms, each with a fireplace and the sitting room has a door leading to the garden. The kitchen has been re-fitted some years ago with cottage pine cabinets and Aga stove. Upstairs there are four double bedrooms. There is a shower room with separate wc and there is potential to reconfigure these into a large bathroom.

Outside the 'wrap round' gardens enjoy natural privacy and a sunny aspect and there's parking on the driveway with ample space for a new garage or car-barn. Maintained and improved over the years, the house is now ready for its new owners to refurbish and make their own, and there is ample space for substantial side and rear extension subject to the usual consents.

Arrange your viewing of this characterful home through the owners' agents,  
Richard Saunders and Company of Kingswood 01737 360000

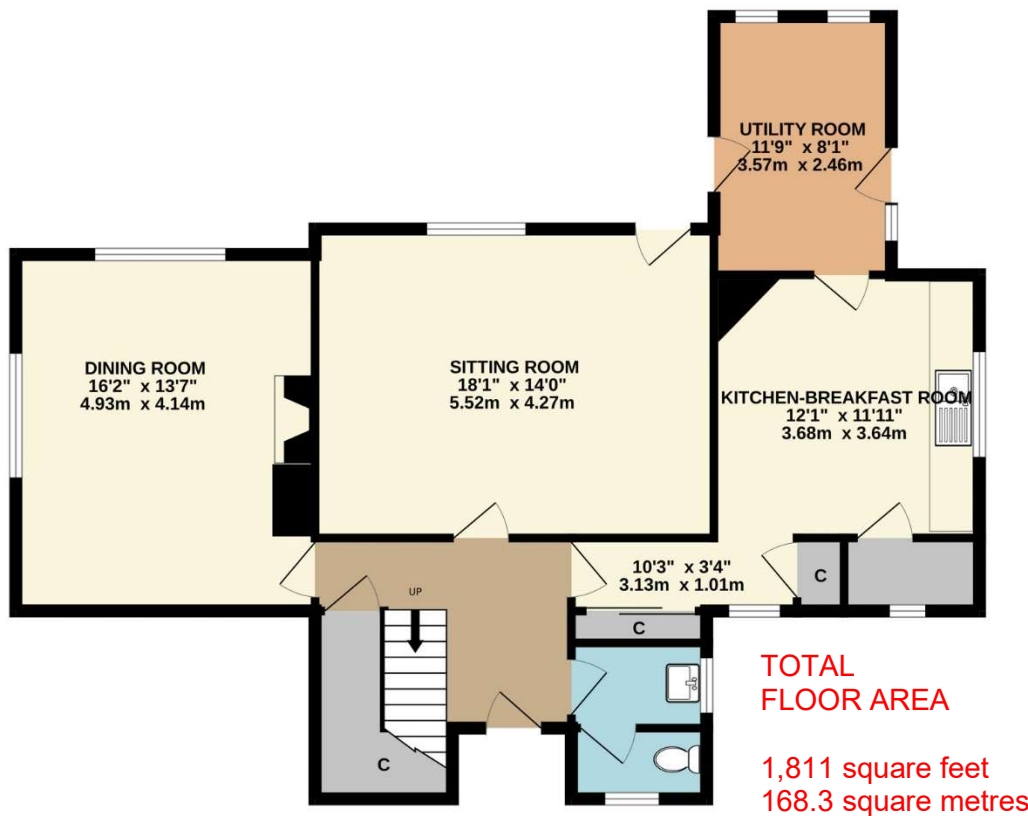


In a sought-after village location, the property is just a few minutes' walk from the picturesque village of Walton on the Hill with its local shopping, village pond and several local pubs and restaurants. Neighbouring Tadworth Village is around a mile away and offers an excellent choice of local shopping and Tadworth Station with its regular services to both London Bridge and Victoria. The renowned Walton Heath Golf Club is also within a short walk.

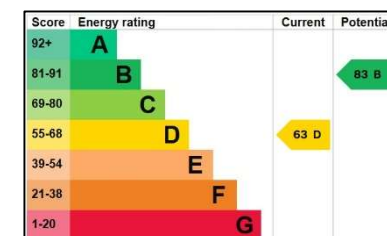
Reigate, Epsom and Banstead Village are all within a few minutes' drive and offer a greater choice of shopping and supermarkets and nearby the A217 provides an arterial route to London. The M25 motorway at Reigate Hill (J8) or Leatherhead (J9) give swift access to Heathrow and Gatwick Airports, the Eurotunnel and the coastal ports. Some of Surrey's finest schools are available locally including Tadworth Primary School, Chinthurst, Walton on the Hill Primary, Epsom College, Reigate Grammar, City of London Freemans and Dunnotar.

High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including the open spaces of nearby Walton Heath and Epsom Downs and Racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.





Tenure: Freehold  
 Local Authority: Reigate and Banstead BC  
 Council Tax Band: G  
 Broadband: Full Fibre Broadband  
 All mains services  
 To the best of our knowledge  
 on production of this brochure



The many features of this fine home include:

- Traditional 1930's character features
- Great potential for refurbishment and extension, stpp
- Bright interior, large windows overlook the gardens
- Good sized kitchen with Aga stove
- Four double bedrooms
- Plot of around 0.25 acre
- Frontage with driveway parking
- Naturally secluded mature rear garden
- Available immediately with no onward chain.
- Excellent accessibility just moments from the village

**IMPORTANT NOTICE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

