

Kennedys'

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6 Wonford House, Heath
Drive
Walton On The Hill
KT20 7QL

Character, charm, outdoor space,
phenomenal location on a private
road; this apartment has it all,
opportunities like this one don't come
along every day.

£495,000



- Spacious first floor apartment
- Characterful building
- Off road parking
- Large, mature and well maintained gardens
- No onward chain
- 2 bedrooms and 2 bathrooms
- Located on a private road in Walton village
- Some 1000 sqft of living accommodation
- Walking distance from the village
- Viewing by appointment only



PROPERTY DESCRIPTION

Walton on the Hill village is blessed with an eclectic range of homes, from turn of the century to brand new, and from small flats to large modern mansions, so we are certainly used to handling unique, or at least rare, homes. In this beautiful two bedroom, two bathroom apartment situated on the first floor of one of Walton's oldest and original properties, we certainly have something that qualifies in that category.

Wonford House is a converted home that today provides a range of characterful apartments over three floors, all different, all with their own quirks and personality, and with the benefit of the beautiful grounds that this much loved building sits amongst, with it's ample drive, garage block (a single garage is allocated to our apartment) , and one of the finest rear communal gardens you are ever likely to see. The apartment that we are offering has been the subject of extensive and stylish updating over recent years, and provides over 1000 sq ft of light and spacious accommodation, most of which overlooks the aforementioned gardens, on the south side. With an impressive lounge/dining area, kitchen with loft storage hatch, two bedrooms and two bathrooms, this is a truly versatile apartment for an upsize or downsizer, and we would certainly suggest that the best way of fully appreciating the virtues of this apartment has to be by coming to see it for yourself.





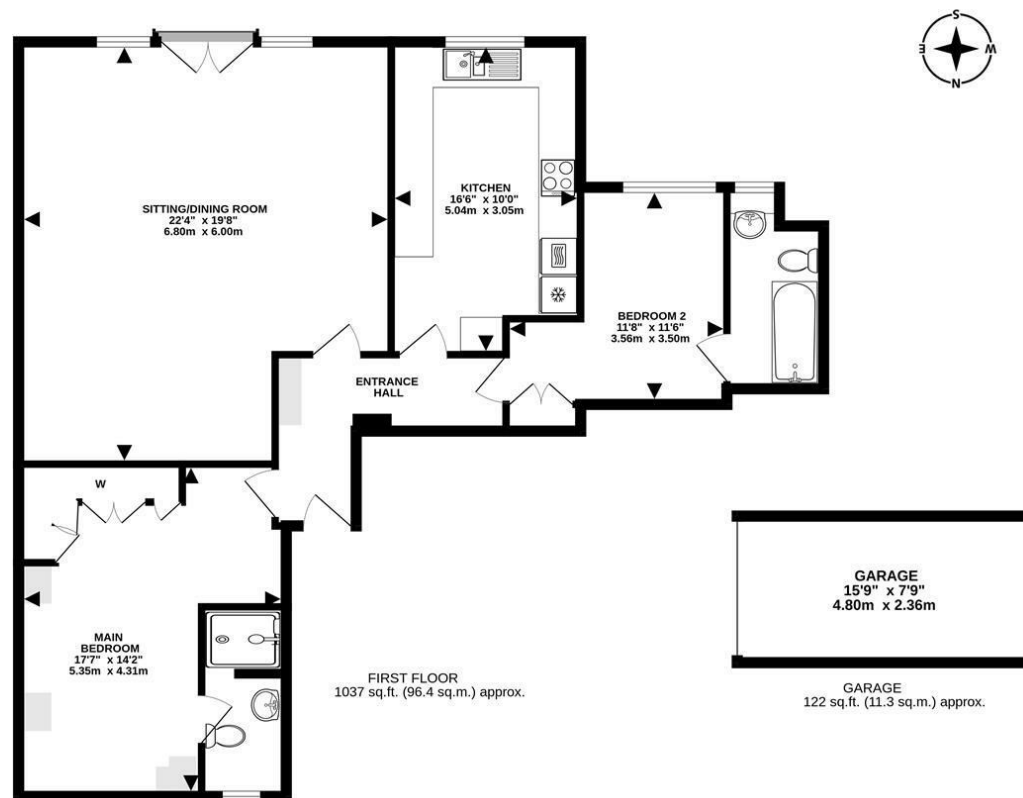




PROPERTY DESCRIPTION

The Village of Walton is situated between Reigate and Epsom and is an ideal location for those seeking a beautiful and peaceful setting. The area has a range of both private and state schools including Chinthurst Prep School, Aberdour, Walton and Tadworth Primary Schools as well as Epsom College, City of London Freeman's School, Reigate Grammar & St Johns in Leatherhead. Reigate offers a large range of high street and independent boutique shops as well as a cinema and a wide choice of restaurants and bars. Epsom offers yet more shopping with large high street shops, restaurants, bars and cinema. Walton Heath Golf Club is moments away and within a short drive there is the RAC Golf and Country Club in Epsom. Walton Heath and Epsom Downs offer excellent walking and riding within a short distance. The Village itself has a range of pubs, restaurants and shops including a Co-Op supermarket, café by the pond, florist and Post Office. Tadworth station offers a fast service to London Bridge and London Victoria in under an hour. The M25 motorway is easily accessed at Junction 8 or 9, enabling fast routes to both Gatwick and Heathrow airports.

For further information or to arrange a private viewing, please contact a member of our sales team.



FIRST FLOOR
1037 sq.ft. (96.4 sq.m.) approx.

GARAGE
122 sq.ft. (11.3 sq.m.) approx.

TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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TENURE: Freehold
EPC RATING: C
COUNCIL: Reigate and
Banstead
TAX BAND: E

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