



Wonford Close, Walton On The Hill

The **PERSONAL** Agent

# Guide Price £1,500,000

## Freehold

- 4328 Sq. Ft detached chalet-style home
- Private gated setting in Walton on the Hill
- Stylishly extended & luxuriously updated
- Includes spacious self-contained annex
- Beautiful landscaped gardens & terrace
- Elegant 25' lounge with open fireplace
- Designer kitchen-diner with garden views
- Grand bedrooms each with ensuite & dressing
- Long driveway, ample parking & double garage
- Walk to village shops, cafés & countryside walks



The Personal Agent are delighted to introduce this truly exceptional detached chalet-style residence, beautifully extended and thoughtfully updated by the current owners to create a stylish, luxurious, and versatile family home.

Tucked away in a private, gated position in the heart of Walton on the Hill, this stunning property offers both elegance and practicality, with the added bonus of a spacious self-contained annex, ideal for guests, multi-generational living, or independent family space.

From the moment you arrive, the sense of privacy and grandeur is unmistakable. A secure gated entrance opens to a long driveway, providing ample parking and leading to a detached double garage.

The beautifully landscaped gardens are a standout feature, offering large lawns, a sun terrace for entertaining, and vibrant, mature borders that create a truly peaceful setting.

Inside, every detail has been carefully considered to combine

luxury with warmth. The impressive entrance hall sets the tone, leading to a superb open-plan kitchen/dining area with high-end integrated appliances and relaxed seating overlooking the gardens, the perfect spot for family meals or gatherings with friends. A separate utility room provides convenience and access to the rear.

The 25' x 19' sitting room exudes comfort and style, complete with an elegant open fireplace and double doors opening directly onto the garden terrace.

Also on the ground floor is a spacious double bedroom suite with dressing area and luxury shower room, ideal for guests or single-level living.

The annex offers wonderful flexibility, currently arranged as an independent space with its own sitting room, modern fitted kitchen, two double bedrooms (one ensuite), and a separate bathroom, all with access to the gardens.

Upstairs, a light-filled landing leads to a large balcony

overlooking the gardens. Both first-floor bedrooms are impressive in size and finish, each featuring dressing areas and luxury ensuite shower rooms.

Perfectly positioned, the property is just a short stroll from Walton on the Hill's picturesque village centre, where you'll find charming shops, cafés, restaurants, and local amenities. The area also boasts excellent schools, the renowned Walton Heath Golf Club, and miles of open countryside and woodland walks right on your doorstep.

For commuters, the A217 offers easy access to larger towns and the M25 (Junction 8), while Tadworth Station provides a direct link to London Bridge.

Tenure: Freehold  
Council Tax Band: G

This exceptional home offers luxury, flexibility, and a peaceful village lifestyle in one of Surrey's most sought-after locations. A property that truly must be seen to be appreciated, we invite you to come and take a closer look.



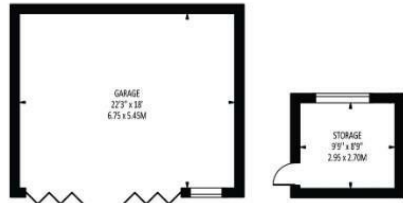


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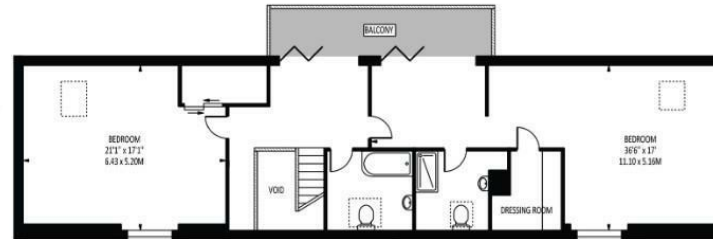


## Cranford

Total Area: 4328 SQ FT • 402.11 SQ M  
(Including Garage, Storage & Excluding Void)  
Garage Area : 396 SQ FT • 36.79 SQ M  
Storage Area : 86 SQ FT • 7.97 SQ M



GROUND FLOOR



FIRST FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	77
(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	

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

