

Kennedys'

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71, Breech Lane
Walton On The Hill
KT20 7SJ

We are delighted to present this charming two Bedroom Cottage in the sought after village, Walton on the Hill. Set in a peaceful village location, this beautifully presented home offers 738 sq ft of versatile living space, including a spacious sitting/dining room and a thoughtfully designed kitchen. Enjoy a private garden and the rare benefit of an allocated garage. Ideal for first-time buyers, downsizers, or anyone seeking a tranquil yet convenient lifestyle.

£450,000



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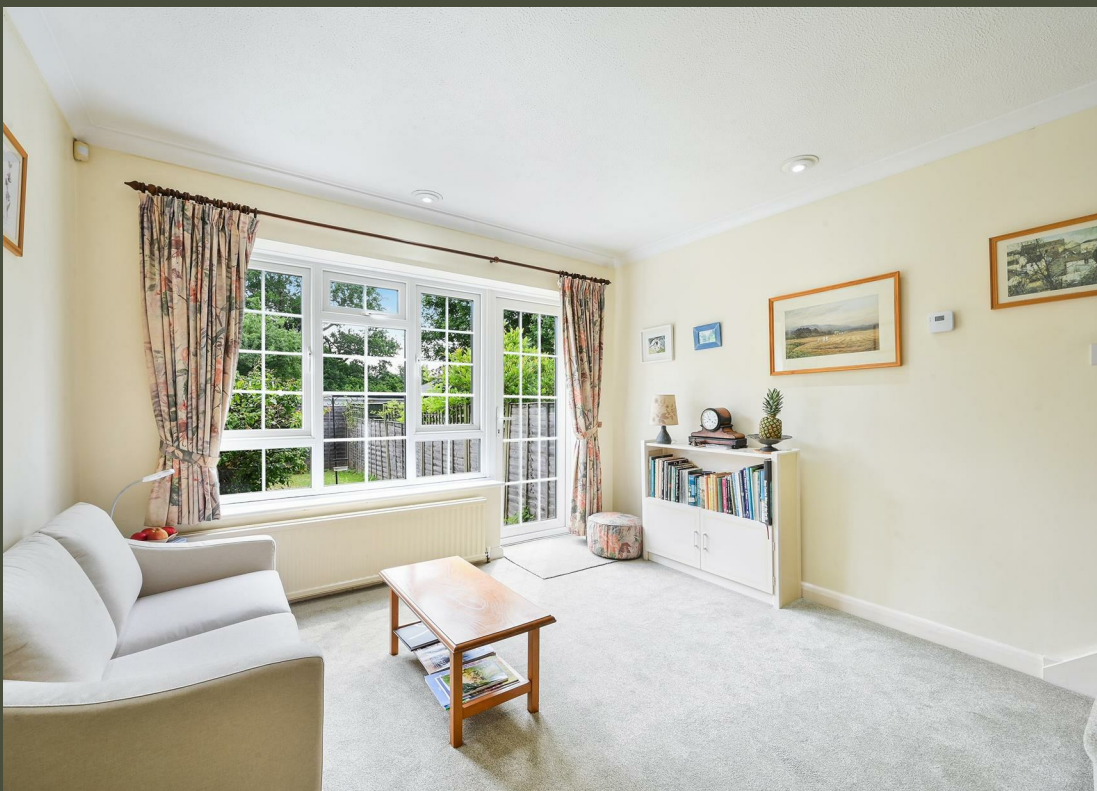


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- Charming two bedroom cottage
- Modern upstairs bathroom
- Allocated garage facilities

- Bright open plan living/dining space
- Private rear garden and front green space
- Central village location



PROPERTY DESCRIPTION

Kennedys' are delighted to present this home set within the highly sought-after village of Walton on the Hill. This charming cottage on Breech Lane is beautifully presented throughout and spans 738 sq ft of thoughtfully arranged living space, effortlessly combining timeless character with modern comfort—making it a perfect place to call home.

Step inside to discover a practical entrance hall that leads you into a bright and spacious sitting/dining area, designed to create a warm and inviting atmosphere. Whether you're entertaining friends or simply relaxing after a long day, this versatile space caters perfectly to everyday living and social gatherings alike. At the front of the home, you'll find a neatly planned kitchen that makes excellent use of space, offering both style and functionality.

Upstairs, two generously sized bedrooms provide comfortable and flexible accommodation, ideal for individuals, couples, or a small family. The modern bathroom is thoughtfully positioned to serve both bedrooms, offering a clean and contemporary space to refresh and unwind. Large windows in both bedrooms allow for plenty of natural light, enhancing the sense of space and serenity throughout the upper floor.

Outside, the cottage benefits from green space at both the front and rear, with the rear garden offering a generous and private outdoor retreat—perfect for gardening, outdoor dining, or simply enjoying the tranquillity of village life. One of the standout features of this home is the allocated garage, a highly valuable asset in this popular location, providing secure parking and extra storage. There is also additional on-street parking available for guests, adding to the home's practicality.







PROPERTY DESCRIPTION

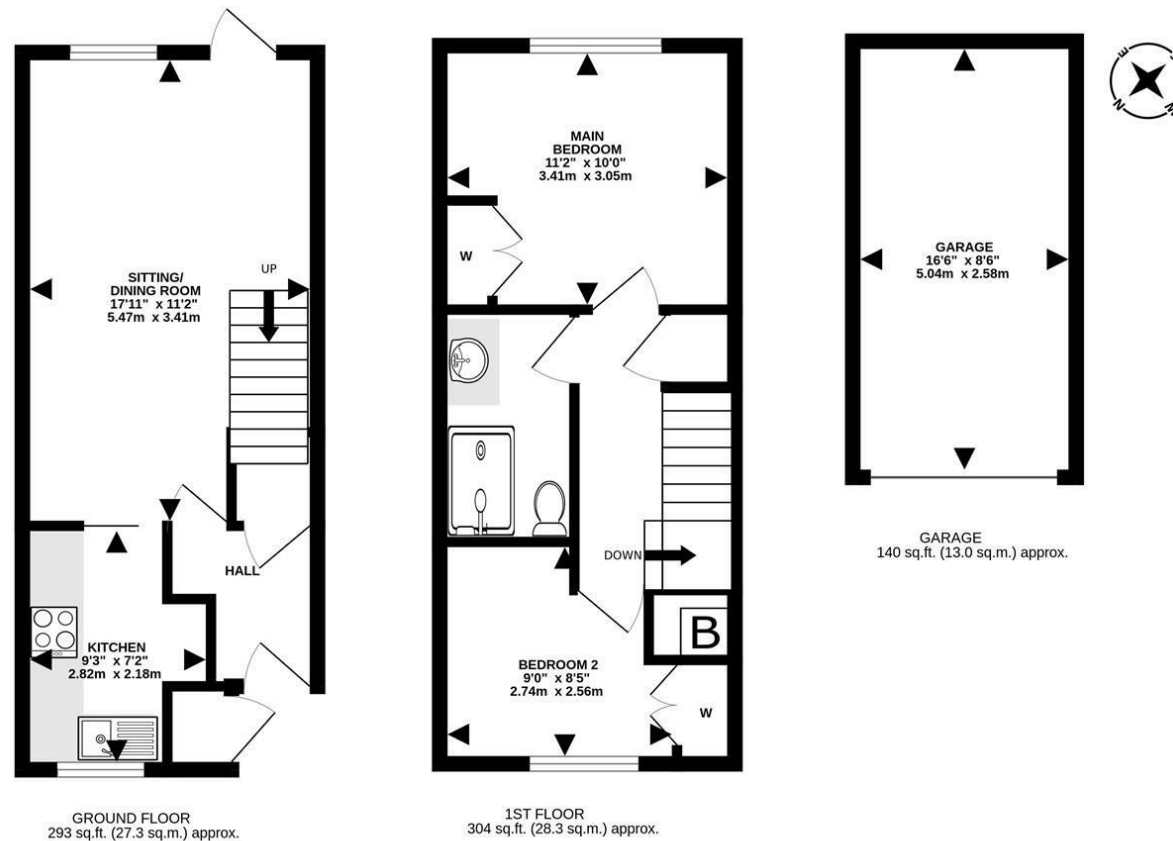
This home truly captures the essence of village living, blending comfort, charm, and convenience in a way that makes it feel like home from the moment you arrive. Breech Lane itself is a picturesque and quiet road, lined with character homes, giving a real sense of community while still offering peace and privacy.

Breech Lane is within easy walking distance of Walton on the Hill village, which offers a quintessential look and feel, with the Mere Pond being at its heart. The village boasts a range of local amenities, including a coffee shop, butcher, four pubs, Co-op, barber, chemist, various takeaways, an Indian restaurant, and the award-winning Spaghetti Tree. The area has a range of both independent and state schools including Chinthurst Prep School, Aberdour, Walton and Tadworth Primary School. Epsom College, City of London Freeman's School, Reigate Grammar and St John's in Leatherhead are all close by in the neighbouring towns of Reigate and Epsom.

Whether you're looking for a first home, a downsize, or anything in between, this cottage offers a superb balance of charm, practicality, and location. With its attractive setting, well-proportioned rooms, and desirable village position, it's a rare opportunity. Please contact one of the sales team to arrange a viewing.

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71, Breech Lane

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: C
COUNCIL: Reigate & Banstead
TAX BAND: D

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.



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