Kennedys'

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Moorings, 4 Russell Close
Walton On The Hill
KT20 7QH

An exceptional four-bedroom detached family home beautifully reimagined to offer stylish, contemporary single-storey living. Set within a private cul-de-sac on the edge of Walton on the Hill, the property features a stunning open-plan kitchen/family space, luxurious principal suite, and a highly versatile layout including cinema room, office and gym, all finished to an impressive high specification throughout.

£1,570,000

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3 6+



- Exceptional four double bedroom detached family home
- Principal suite with dressing room and ensuite
- High-spec finish with marble tiling and bespoke joinery
- Stunning open-plan kitchen/family space
- Cinema Room, home office and gym
- Professionally Designed Interiors
- Flexible layout with cinema room, office, gym, and potential annexe
- Set in exclusive private road on the edge of the village
- Substantial private garden on a plot of over 1/3 of an acre
- Moments from Walton Heath Golf Club







PROPERTY DESCRIPTION

In certain sectors of the market there is sometimes a difference between perception and reality; for example, think of a typical 4 bedroom detached single-storey home and what that might look like in your head, and then we will show you something that is far from typical, and I suspect a far stretch from the image in your mind. Welcome, to Moorings, and welcome to a new reality.

Set in a small, private cul de sac of similar properties, in a quiet residential backwater on the edge of Walton on the Hill village, Moorings is the end product of the owners vision and ability to execute it with such style and precision. Reinventing a property is never an easy task, and requires a number of skill sets, which our client clearly has in abundance; they have created a home that perfectly reflects the requirements of high quality modern living, and in doing so, defied all previous perceptions of what single storey living could look like.

From the moment you approach the sliding gates and catch the impressive openness that sits behind it, you are aware that what awaits you is going to be just that bit different; and what follows doesn`t disappoint. The welcoming hallway provides the first of several opportunities our client takes to utilise marble tiling in to the home, as well as the skilful use of panelling and joinery, both of which are a theme that continues throughout. The overall layout also seems to prevent the usual tendency for dark corridors and "bitty" rooms, replaced instead with a real flow and lightness, and no more so that in the central section which is home to the kitchen/breakfast/family room space that we often look for in modern homes.

You will see from the floor plans, that the accommodation currently offers a primary suite with dressing room and ensuite bathroom, with two further bedrooms, bathroom and cinema room which could of course be a further bedroom or study (fitted items subject to negotiation) to the west wing, whilst the east side is home to the family room (off the kitchen/breakfast room area), home office, utility room, a further bathroom, shower room and gym. Indeed, there is potential for parts of this section to be self contained and used for any number of purposes.














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wild ones
PLAY







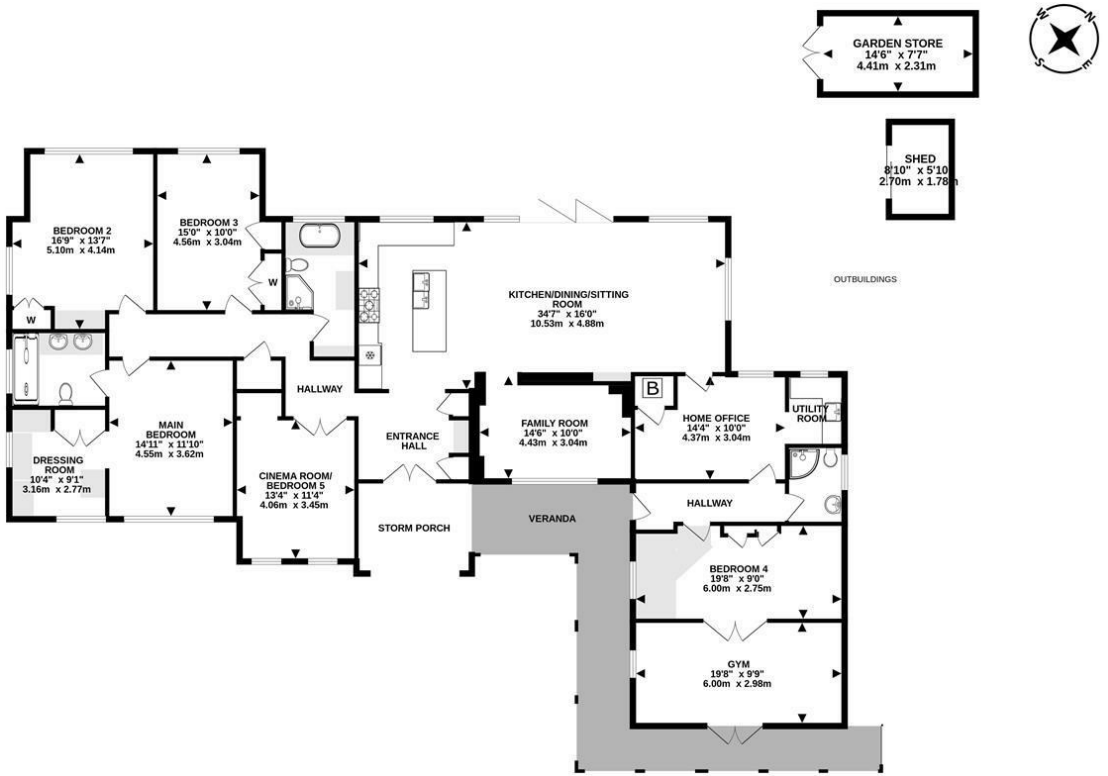
PROPERTY DESCRIPTION

The village of Walton is ideally positioned between Reigate and Epsom, offering a picturesque and peaceful environment. The area is well served by both state and independent schools, including Chinthurst Prep School, Aberdour, Walton and Tadworth Primary Schools, Epsom College, City of London Freemen's School, Reigate Grammar, and St. John's School in Leatherhead.

Reigate provides a wealth of amenities including high street and independent boutique shops, a cinema, and a wide selection of restaurants and bars.

Epsom offers further shopping options with larger retail stores, eateries, bars, and a cinema. Walton Heath Golf Club is just moments away, with the renowned RAC Golf and Country Club in nearby Epsom. Both Walton Heath and Epsom Downs offer excellent walking and riding opportunities. The village itself features a selection of pubs, restaurants, shops—including a Co-op supermarket—plus a café by the pond, a florist, and a Post Office. Tadworth Station provides direct rail services to London Bridge and London Victoria in under an hour. The M25 motorway is easily accessible via Junctions 8 or 9, offering convenient routes to both Gatwick and Heathrow airports.

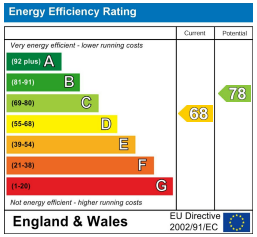
The specification is almost endless, and we will leave the photography to do most of the talking, but suffice to say that this is a home that has been thoughtfully and beautifully created and executed, and we are delighted to be the sole agent acting on behalf of the owners. Should you have any further questions or need further information, please feel free to contact us, and we would be happy to assist in whatever way we can.



MAIN DWELLING 2555 SQ.FT (237.3 SQ.M) OUTBUILDINGS 161 SQ.FT (15 SQ.M)

TOTAL FLOOR AREA : 2716 sq.ft. (252.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: D
COUNCIL: Reigate and banstead
TAX BAND: G

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