

The PERSONAL Agent

Wonford Close, Walton On The Hill

Guide Price £1,450,000

Wonford Close

Walton On The Hill, Tadworth

- Five potential ground-floor bedrooms/reception spaces
- Walking distance to village amenities and countryside
- Peaceful private cul de sac location
- Sought after Walton on the Hill setting
- Three further bedrooms, two en-suite
- Private gardens of 0.33 acre with mature planting
- Detached family home of approximately 2,500 sq. ft.
- Highly versatile accommodation over two floors
- Carriage driveway and ample parking
- Principal bedroom with en-suite bathroom

An exceptional and versatile family home, offering generous and adaptable accommodation together with delightful established grounds extending to approximately one-third of an acre.

Ideally positioned on a highly sought-after private road, this attractive property provides an excellent combination of space, privacy and family living, with considerable potential to suit a variety of needs.











Description

Nestled within a peaceful cul-de-sac on the fringes of the sought-after village of Walton-on-the-Hill, this beautifully presented detached cottage offers an enviable combination of space, character and privacy.

Extending to approximately 2,500 sq. ft., the property provides a highly adaptable layout arranged over two floors, ideally suited to family living, entertaining and accommodating guests or extended family.

The ground floor features a series of well-connected living spaces, including a generous reception room with feature fireplace, impressive kitchen/breakfast room, adjoining conservatory and versatile dining/family area.

Two further rooms offer flexibility as bedrooms, studies or additional reception spaces, complemented by a utility room, boot room and cloakroom.

Upstairs, the spacious principal bedroom benefits from an en suite bathroom, alongside three further bedrooms, two of which also have en suite facilities.



The property enjoys exceptionally private grounds of approximately one-third of an acre, with mature trees, established planting and beautifully maintained lawns creating a secluded setting.

Colourful borders, a kitchen garden, rose-covered walkway and charming summer house add to the appeal, while a paved terrace adjoining the conservatory provides an ideal space for summer entertaining.

To the front, a landscaped garden and substantial carriage driveway offer an attractive approach and ample off-road parking.

Walton-on-the-Hill village centre is just moments away, with independent shops, cafés, restaurants and everyday amenities close at hand.

The area is renowned for excellent schooling and prestigious Walton Heath Golf Club, while surrounding countryside and woodland provide scenic walking routes.

Council Tax band: G

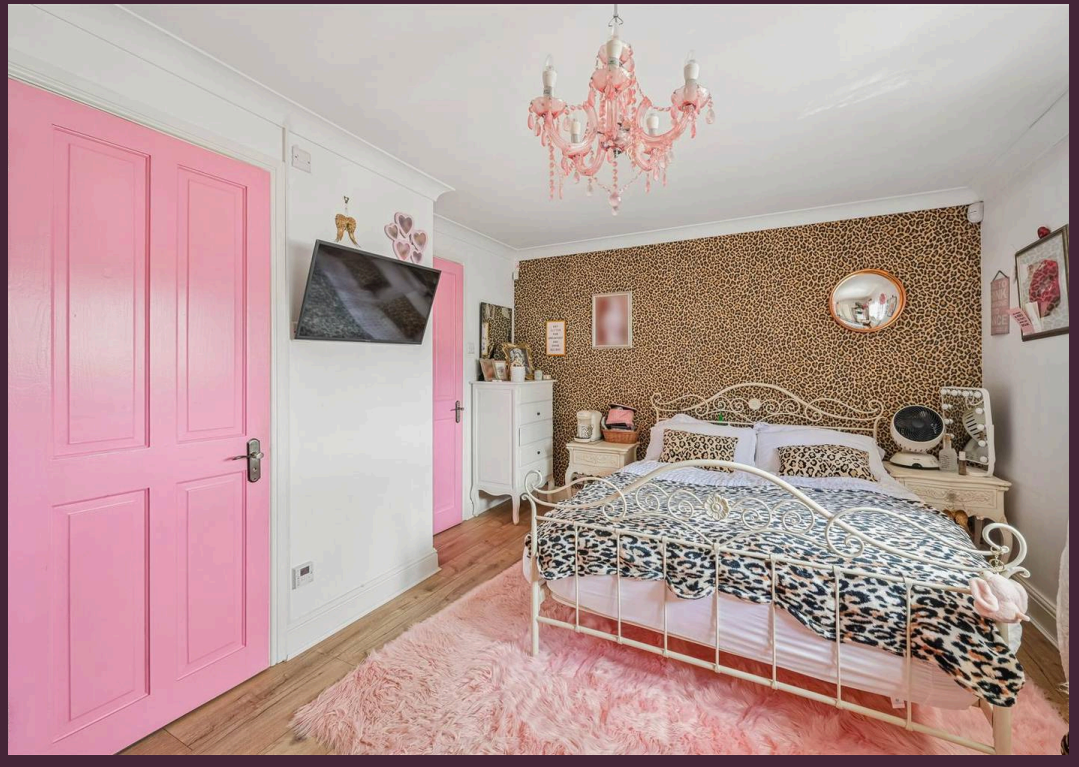
Tenure: Freehold

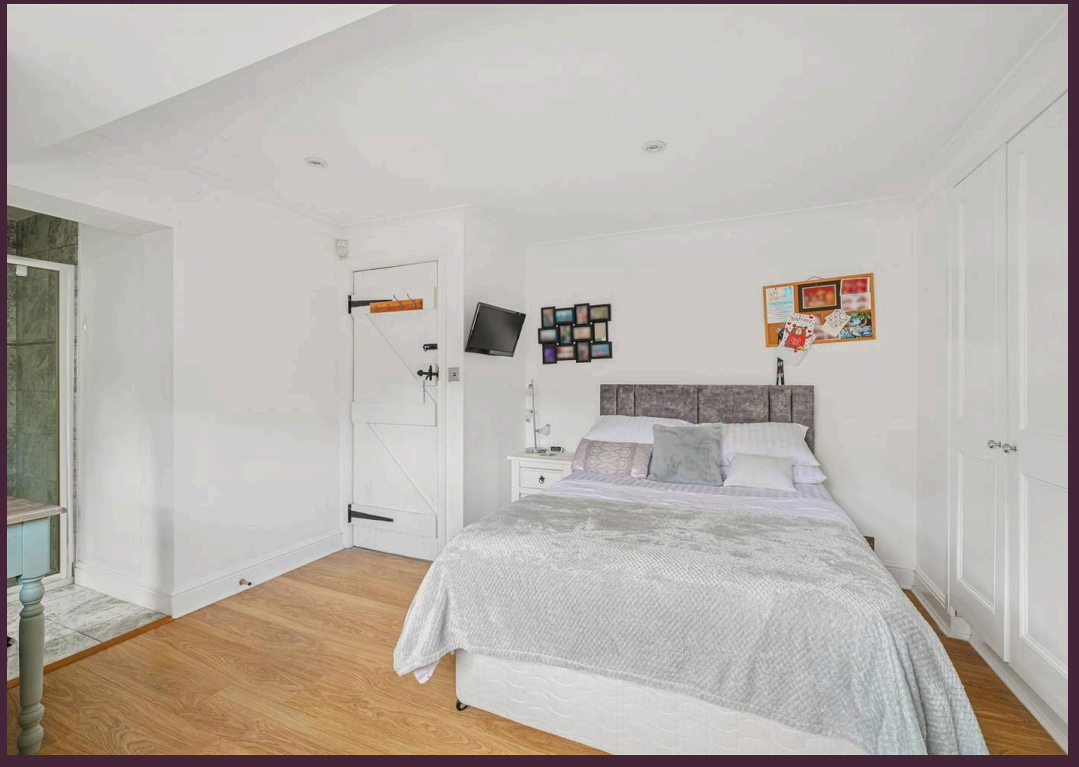
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









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Wonford Close, Magnolia Cottage

Total Area: 2945 SQ FT • 273.59 SQ M
(Including Outbuildings)
Outbuildings Area : 363 SQ FT • 33.72 SQ M



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 inpspection, 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.



The Personal Agent Ltd

The Personal Agent Ltd, 1 Station Approach Road, Tadworth - KT20 5AG

01737814900 • Tadworth@thepersonalagent.co.uk • thepersonalagent.co.uk/