

One of the very few properties on the edge of Walton Heath golf course

exclusive to

**SAUNDERS**

[richardsaunders.co.uk](http://richardsaunders.co.uk)



## Walton On The Hill

KT20

Tadworth and Walton on the Hill around half a mile  
Epsom 5 miles Reigate 5 miles  
London by rail 45 minutes from Tadworth Station  
M25 (Junction 8) 3 miles  
*All times and distances are approximate*

On the edge of the open spaces and championship golf courses of Walton Heath, a sought-after detached bungalow with versatile accommodation.

Set in over one third of an acre and encompassed by its secluded gardens, this rare property is just a minutes' walk from Walton Heath Golf Club.

**Offers invited in excess of £1,000,000**

View by appointment please, exclusively through  
Richard Saunders and Company  
Telephone 01737 360000

[kingswood@richardsaunders.co.uk](mailto:kingswood@richardsaunders.co.uk)



- Entrance Hall ■ Sitting Room ■ Dining Room ■ Conservatory
- Study / Bedroom 4 ■ Kitchen - Breakfast Room ■ Utility Room
- 3 Bedrooms, 2 Bathrooms and Shower Room including Principal and Second Suites
- Detached Double Garage ■ Office or Hobbies Room / Workshop
- Gated Driveway ■ Gardens encompassing the property ■ Summerhouse
- In all, around 0.38 Acre



Individually and bespoke built in the 1980s, this bright and spacious bungalow was so designed to make the most of its secluded location and sunny aspects.

The living rooms are arranged to the South and West side of the property with the sitting room and conservatory each having double doors to a sunny patio. The 'white-oak' fitted kitchen has ample space for a breakfast table.

There are three double bedrooms, the principal bedroom having a dressing room and ensuite shower room and there are two further double bedrooms, one with an ensuite and both have fitted wardrobes. The study can easily be used as a fourth bedroom as there's a further bathroom to share.

The property is encompassed by its secluded and well-planted gardens which a frontage of some 150' where a gated driveway provides ample parking in addition to the detached double garage. At the rear of this, a good-sized workshop or hobbies room would make a sizeable office at home.





Set back at least 250' from Dorking Road and approached over a 'no-through' private lane, this property enjoys a prestigious location facing the open heath and golf course, just a minute's walk from Walton Heath Golf Club.

Walton on the Hill with its picturesque village pond is within a few minutes' walk and offers excellent local shopping, a choice of gastro pubs and restaurants and café. A little further, neighbouring Tadworth village has additional local shops and the station with frequent train services to London Bridge and Victoria.

There is choice of schooling locally, including Tadworth Primary, Walton on the Hill Primary, Chinthurst, Aberdour, Epsom Collage and Reigate Grammar

For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive and there is access to the M25 motorway at either Reigate (J8) or Leatherhead (J9). Some of Surrey's finest schools are available locally including Walton on the Hill Primary, Epsom College, Reigate Grammar, City of London Freemans, Dunnotar and Chinthurst.

High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including abundant open heathland and countryside for walking, cycling and horse-riding.

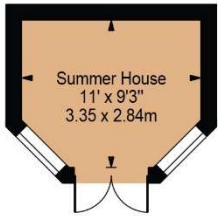


The many features of this fine home include:

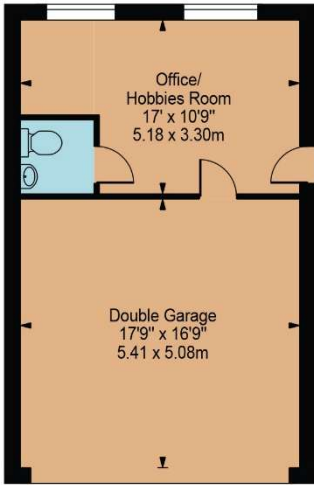
- Versatile, 3 or 4 bedroom accommodation of over 2,500 square feet
- Modern build with large double-glazed windows and garden doors
- Gas central heating and Megaflo hot water system
- Wealth of storage including dressing room and ample wardrobes
- Excellent workshop or hobbies room, could also make an office
- Presented in excellent decorative order throughout
- Spacious level gardens with broad frontage and gated entrance
- Plenty of parking space in addition to a detached double garage
- Exclusive location on the edge of this championship golf course



GROUND FLOOR



GROUND FLOOR



OUTBUILDING

**TOTAL FLOOR AREA**  
**2,504 SQ FT / 232.6 SQ M**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 91 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: G

Broadband: Full Fibre Broadband available Services: All mains services are connected

To the best of our knowledge on production of this brochure

**IMPORTANT NOTICE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

