



Enjoying a private rural setting in the prestigious Frith Park

exclusive to

**SAUNDERS**

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Walled Gardens  
Frith Park  
Sturts Lane  
Walton on the Hill  
KT20 7AG

London 17 miles  
Reigate 4 miles Epsom 4 miles  
Kingswood Village 0.5 mile  
London by rail 40 minutes  
M25 (Junction 8) 3 miles  
*All times and distances are approximate*

Combining Victorian charm with high quality modern construction, this two bedroom cottage is finished in a contemporary style in a picturesque setting.

With a low-maintenance private garden and access to some 7 acres of communal parkland, this property offers an idyllic lifestyle just moments from Walton-on-the-Hill's vibrant High Street.

Price Offers in excess of £575,000

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

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



- Entrance Hall ■ Cloakroom ■ Sitting Room
- Kitchen – Dining Room
- Principal Bedroom with ensuite Shower Room
- Second Bedroom ■ Guest Bathroom
- Gated Courtyard with Front Garden ■ Around 32' x 16' Rear Garden
- Private Parking Space and Visitor Parking



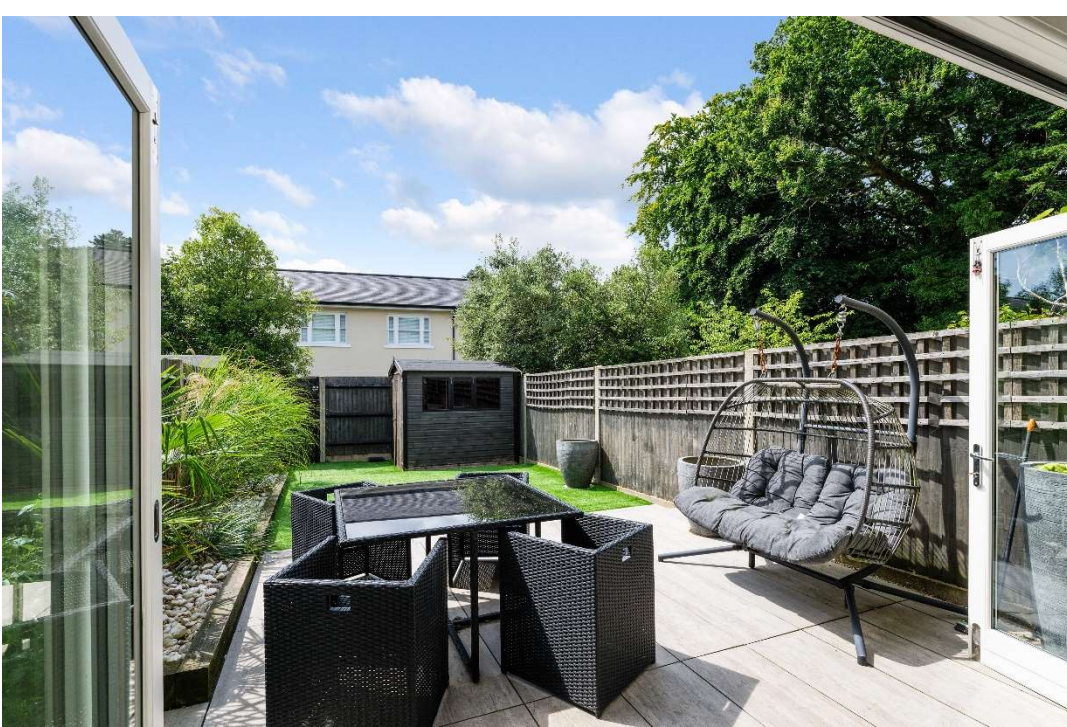


Welcome to historic Frith Park; an early Victorian Italianate mansion, restored and redeveloped jointly by Urban Green Developments and Reside Developments in 2018 to create 11 country-house apartments and 26 mews style cottages and villas set in a 7-acre gated park.

Newly built in 2018, our clients' home in the Walled Gardens is a pretty courtyard cottage, enhanced and beautifully presented. The bright interior features a living room with bi-fold doors leading out to the secluded, South-West facing garden and a crisp, contemporary kitchen with Leicht handle-less cabinets and space for informal dining. There are two double bedrooms, the principal bedroom having fitted wardrobes and an ensuite shower room in addition to a guest bathroom, both tiled and modern by design.

Approached through automated double gates, a long driveway will take you to a private parking space as well as visitors parking and the pretty gardens are ideal for enjoying outside living and entertaining.

Arrange your viewing through the sole agents, [Richard Saunders and Company of Kingswood](#).

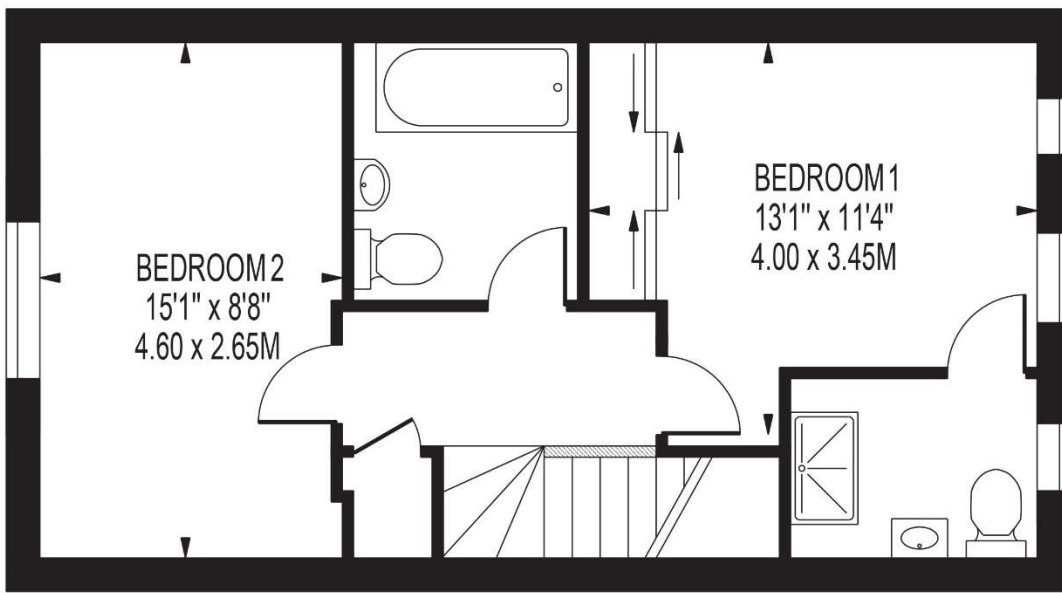


Nestled in the Surrey Downs, Frith Park offers its residents privacy and security in a gated, rural setting whilst offering excellent accessibility. Glorious open countryside including Walton Heath, Box Hill and Headley Heath is on the doorstep for walking, running, cycling and horse-riding.

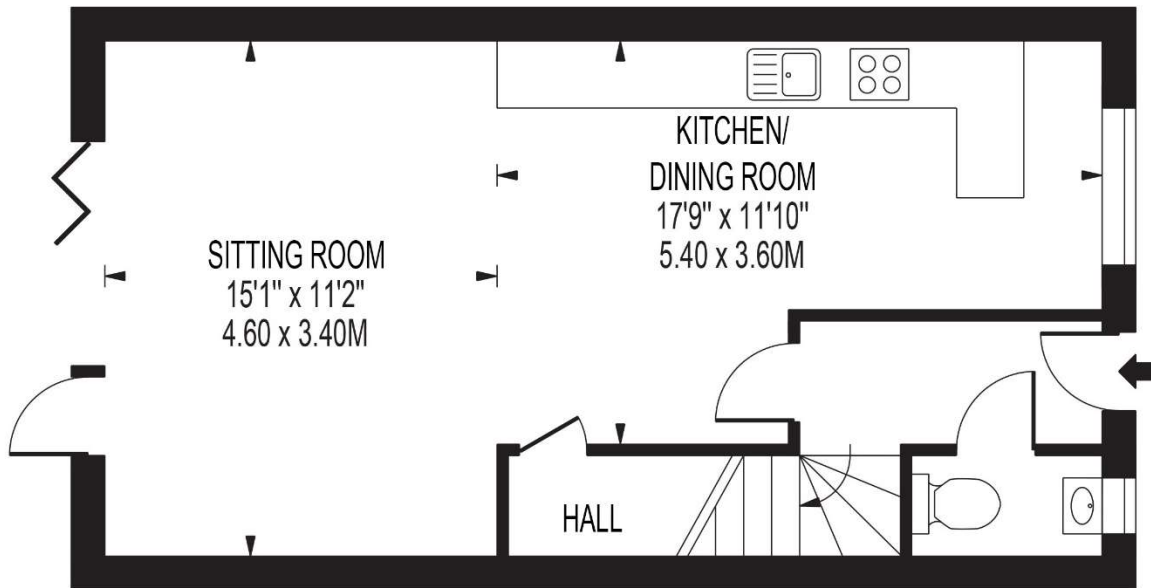
The pretty village of Walton on the Hill is just over a mile away with its local shopping, pubs and restaurants while Reigate, Dorking and Epsom are all within a few minutes' drive and offer a greater choice of shopping and supermarkets. Nearby the B2032 and A217 provides an arterial route to London and the M25 motorway can be accessed at either at Reigate Hill (J8) or Leatherhead (J9) giving swift access to Heathrow and Gatwick Airports, the Channel Tunnel and the coastal ports. There is a choice of excellent schools in the area.

High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including the renowned Walton Heath Golf Course, the RAC Woodcote Park Golf and Country Club, Epsom Racecourse, local theatre and cinema and many gyms, sports clubs, pubs, restaurants, local theatre and cinema.





FIRST FLOOR



GROUND FLOOR

TOTAL FLOOR AREA 881 SQ FT / 81.9 SQ M

The many features of this fine home include:

- Contemporary Leicht kitchen with integrated appliances
- Spacious sitting room with bi-fold doors leading out to the garden
- Principal bedroom with wardrobes and luxury shower room
- Second bedroom and luxury guest bathroom
- Landscaped, South-West facing garden with ceramic-tiled terrace
- Outstanding open countryside on the doorstep
- Gas central heating and double glazing, high energy rating
- Beautifully presented throughout
- Prestigious, gated setting with 7 acres of parkland grounds

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold  
 Local Authority: Reigate and Banstead Council  
 Council Tax Band: E  
 Service Charge: £ xxx p.a.  
 Broadband: Ultrafast Full Fibre  
 All mains services  
 To the best of our knowledge on production of this brochure



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