



Secluded and peaceful, on the edge of the village

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Chequers Lane
Walton on the Hill
KT20 7QB

London 17 miles
Reigate 6 miles Epsom 5 miles Banstead 4 miles
Kingswood Village 0.7 mile
London by rail 45 minutes from Tadworth Station – 2 miles
M25 (Junction 8) 4 miles
All times and distances are approximate

On the edge of the village, this characterful link-detached house offers a remarkably spacious interior with great potential and pretty, secluded gardens to front and rear.

At over 1,800 sq ft, the property is substantial enough for a family, whilst also being cosy and manageable for those seeking to downsize.

Price £775,000

View by appointment please, arranged exclusively through Richard Saunders and Company
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- Vestibule ■ Cloakroom ■ Entrance Hall
- Sitting – Dining Room ■ Kitchen – Breakfast Room ■ Utility Room
- 3 Bedrooms, Dressing Room, Ensuite Shower Room and Family Bathroom inc. Principal Suite
- Deep Frontage with ample parking
- Around 75' x 40' Rear Garden



An opportunity to acquire this unique property which enjoys a peaceful and secluded location and is yet located just moments from the pretty village of Walton on the Hill.

Thought to have been once a coach house to the neighbouring Edwardian country house, the property is almost entirely detached, linked only at a first floor section of wall. Windows to the front and to the rear overlook its own delightful and mature cottage gardens and there is ample parking on the 85'-deep frontage.

The interior is well-proportioned and there are character features such as the classical fireplace and leaded light windows. Although the house has been modernised, there remains plenty of scope for enhancement and space for extension into the loft, subject to planning consent. The property is available with no onward chain.

Such an individual home in this particular high-value location is rare and an early viewing is advised.



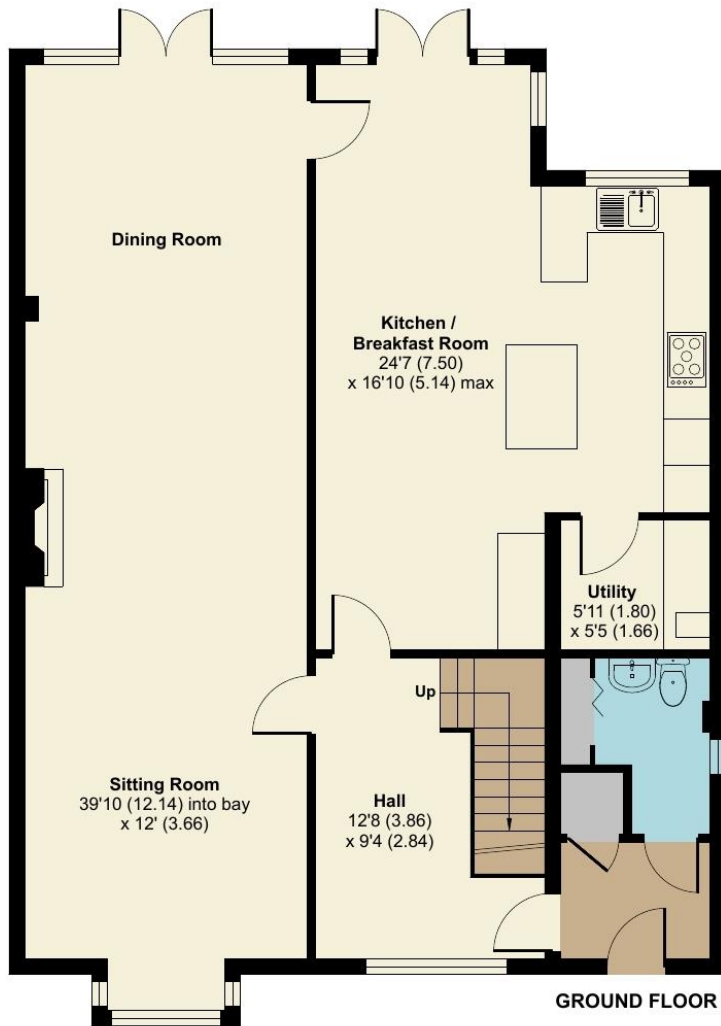
Situated on the edge of this sought-after Surrey village, the property is close to the outstanding natural beauty and championship golf courses of Walton Heath.

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, 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.

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.

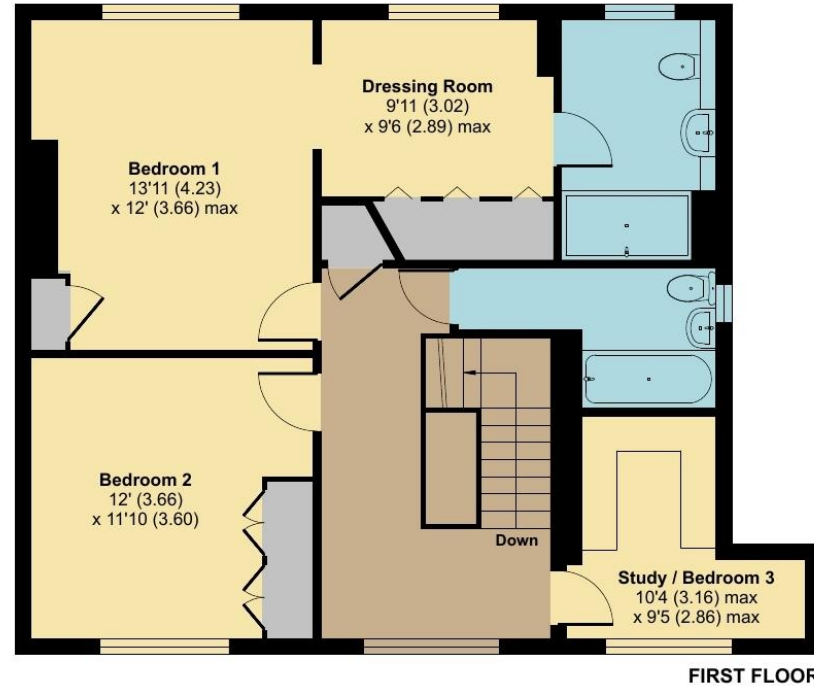
High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including abundant open heathland and countryside for walking, cycling and horse-riding.





TOTAL FLOOR AREA

1,817 SQ FT / 168.8 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The many features of this fine home include:

- Wonderful 40' sitting – dining room with fireplace
- Cream 'Shaker' kitchen-breakfast room with appliances
- Main bedroom with dressing room and ensuite shower room
- Two further bedrooms and family bathroom
- Plenty of scope for further enhancement
- Deep frontage of some 85' with ample parking space
- Secluded rear garden of 75' x 40'
- Potential for loft conversion (STPP)
- Available with no onward chain
- Secluded, 'edge-of-the-village' setting

Tenure: Freehold NB: there is small area of 'flying freehold'. Enquire for details.

Local Authority:
Reigate and Banstead Borough Council
Council Tax Band: G

Broadband: Part Fibre Broadband to the property
All mains services

To the best of our knowledge on production of this brochure

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