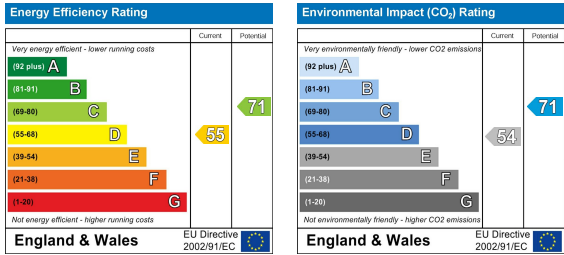


48 Walton Street, Tadworth, KT20 7RT
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www.kennedys-ipa.co.uk - Kennedys' Residential Ltd

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



4 | Meadow Walk | Walton on the Hill | Surrey
KT20 7UG



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Kennedys' are delighted to offer this stunning semi-detached four-bedroom family home in a central village location which has been lovingly refurbished, enjoying off street parking for two cars.

This turn of the last century house sits proudly at the end of this pretty residential road in the heart of Walton on the Hill. The property is concealed behind established hedging with two mature shrub beds and gravel path to the original front door, through an enclosed entrance porch.

Once inside an entrance hall welcomes you in, with your eye drawn to the double doors opening to the reception room with its exposed brick feature open fireplace (capped), plantation shutters, and original wooden floor. Double doors lead to a beautiful sitting room with feature bay window with sash windows and plantation shutters, exposed brick fireplace and wood burning stove. From the reception room you walk in to a wonderful open plan kitchen/dining/family room which features original quarry floor tiles, and enjoys access to the rear garden from several points. The kitchen is well laid out for family life with hand painted units, pantry style storage cupboard, thick oak work tops, a large Belfast sink, space for American style fridge/freezer. Appliances include Britannia range, dishwasher and washing machine. The rear door leads to an enclosed porch offering more storage solutions.

The dining room enjoys views to a pretty, private courtyard, ideal for socialising and enjoying a morning coffee. The family room with wood burning stove opens to the rear garden through bi-fold doors which is divided into two sections, a paved and gravel seating area which offers privacy and seclusion, and a grassed open area with summerhouse which has been converted into a home pub/bar and covered hot tub. Off the family room is a neat, fully tiled wet room and access to the rear garden and garage.

On the first floor are three double bedrooms, one with built in wardrobe and a beautifully finished family

bathroom with panel enclosed bath and waterfall shower over. The principal bedroom with views to the front and plantation shutters enjoys a contemporary en-suite wet room. A staircase leads up to bedroom four and separate dressing room/study.

This lovely family home includes a long list of features; part double glazing, sash windows, original wood flooring, original quarry tiles, high skirting boards, off street parking and garage in a central village location, private rear garden and courtyard, hot tub and summerhouse/bar.

Walton on the Hill is a quiet and quintessential village, nestled within the Surrey Hills area and in the heart of Walton Heath. With its famous pond, the village offers a range of shops including the popular Co-Op, independent bike shop, hairdressers, bridal shop, chemist, fish and chip shop, and more besides. The village is well known for its range of pubs and restaurants, which vary from the local Indian to pubs such as The Chequers, The Blue Ball, Fox and Hounds and The Bell (known as "The Rat" by locals). The community is served by two churches, and an outstanding primary school that is located in the heart of the village. The renowned Walton Heath golf club is a private members club that is steeped in history, including being the location for the Ryder Cup in 1981 and more recently the British Masters.

The neighbouring village of Tadworth offers an additional selection of shopping facilities such as independent butchers, baker/cafe, fishmongers, dry cleaners, off licence/village store, opticians, TSB Bank, gift shop, coffee house and One Stop. There are a further selection of pubs and restaurants including The Bridge Mediterranean restaurant, Station Fish and Chips, Thai Cottage, Grumpy Mole, Dukes Head and Blue Anchor, and Tadworth station provides a regular service to London Bridge/Victoria. Tadworth Primary School is as popular as ever, as is the private co-ed offering, Chinthurst. The main towns of Reigate, Banstead and Epsom are all nearby and the M25 motorways are accessed at either junctions 8 or 9.

To arrange a private viewing or for further information please call our Walton on the Hill office on 01737 817718 and speak to a member of our sales team.

Asking Price: £899,950

