

Rural tranquillity and breathtaking views, yet excellent accessibility.

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**Ebbisham Lane
Walton on the Hill
KT20 5**

London 18 Miles Epsom 4 miles Reigate 5 miles
Tadworth Station 1 mile – London in 45 minutes
M25 4 miles at either Reigate (J8) or Leatherhead (J9)
All times and distances are approximate

In this enviable rural location with far-reaching views to the Thames valley, a beautiful country house of traditional charm and character.

An extensive and refurbished family home of over 5,000 square feet, set in an acre with heated pool and space for a standing paddock with bridledway access.

Guide Price £2,750,000

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

kingswood@richardsaunders.co.uk



- Reception Hall ■ Cloakroom ■ Sitting Room ■ Dining Room
- Family Room ■ Bar ■ Snug / TV Room ■ Study ■ Home Office
- Kitchen - Breakfast Room ■ Boot Room ■ Utility Room ■ Shower Room
- 5 Bedrooms, 2 Bathrooms and 2 Shower Rooms including 3 Suites
- Principal Suite also has a fitted Dressing Room ■ 6th Bedroom or Games Room
- Double Garage ■ Gated Frontage of around 120'
- Some 300' x 115' Rear Garden with heated Swimming Pool
- In all, around 1 Acre



There is nothing quite like the enduring warmth and character of a traditional-style country house and this exceptional property is a fine example. Its 'Surrey farmhouse' appeal has been retained whilst the house has evolved through sympathetic extensions and refurbishment. The result is a family home which offers all the resource needed for living in comfort and style.

Situated on the edge of the North Downs, the property also has breath-taking views towards the North and West, as far as the Thames valley, the Chilterns and even Windsor.

The house has privacy in its landscaped gardens which back West, enjoying the best of the afternoon and evening sun, ideal for those who like to entertain family and friends around the pool or on the terrace, or perhaps just to enjoy the tranquillity. The house has a broad frontage to this country lane and behind two pairs of automated gates, there is ample parking on the resin-bonded driveway in addition to the large double width garage.

Well appointed throughout, this attractive property is ready for occupation and there is no onward chain.

Contact Richard Saunders and Company on 01737 360000 to arrange your viewing.



On the edge of this pretty village, the property adjoins fields in a location that is laced with bridleways leading directly to Epsom Downs, Walton Heath, Headley Heath and beyond. Walton on the Hill is within just a few minutes' walk, with its mere pond, local shops, hairdressers, Co-op store, tea room and several pubs and restaurants.

Within a mile walk, Tadworth Station offers frequent services to London Bridge and Victoria with faster services to London Waterloo from Epsom, some 4 miles away. London's M25 motorway can be accessed at nearby Leatherhead (Junction 9), bringing both Heathrow and Gatwick airports and the coastal ports within easy reach.

The neighbouring villages of Banstead and Tadworth offer a greater choice of local shopping, and facilities whilst the main towns of Epsom, Reigate and Dorking are just a few miles further. Some of Surrey's finest schools are available locally including Epsom College, Rosebery, City of London Freeman's, Chinthurst, St Christophers and Walton on the Hill Primary. The area has much to offer for sport, leisure and cultural pursuits such as the RAC Woodcote Park Golf and Country Club, Epsom Downs racecourse, cinema and theatre at Epsom, local sports clubs and gyms and very many restaurants and pubs.

Encompassed by abundant open countryside, this location is ideal for the equestrian as well as those who like to cycle, walk or ramble in the natural beauty of Epsom Downs, Headley Heath, Centenary Wood and of course the heathland turf and championship golf courses of Walton Heath.



TOTAL FLOOR AREA
5,260 SQ FT / 488.6 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Local Authority: Reigate and Banstead
 Council Tax Band: H
 All mains services
 Broadband: Superfast Broadband

To the best of our knowledge on production of this brochure





The many features of this fine home include:

- A charming home with extensive accommodation of over 5,200 square feet
- Six reception rooms, each with a distinct purpose
- Wonderful designer kitchen with granite and integrated appliances
- Excellent home office, boot room and laundry
- Fitted wardrobes to each of the five bedrooms
- Spacious principal suite with dressing room
- Four luxury-fitted bath / shower rooms, three are ensuite
- Second-floor games or media room, or a sixth bedroom
- Secluded, landscaped gardens which enjoy a West aspect.
- Heated Swimming Pool and space for standing paddock with rear access
- Large double garage and gated, resin-bonded driveway
- Immediate access to an extensive network of bridleways
- A tranquil, rural setting on the edge of this pretty village
- Ready for occupation and with no onward chain

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.

