



FINE & COUNTRY
Kingswood

3 Stable Mews, Frith Park
Sturts Lane, Walton On The Hill, Surrey KT20 7AG

Property at a glance

- Gated Development With 7 Acres Of Parkland
- Three Bedroom Link Detached Home
- Two Luxury Bath/Shower Rooms
- Sitting Room
- Open-Plan Kitchen/Dining Room
- Ground Floor Cloakroom
- Private, Walled Courtyard Garden
- Two Allocated Parking spaces
- Visitors Parking
- Communal EV Charging Point

Setting

This superb property is located within a short distance of Walton-on-the-Hill village, providing restaurants, pubs and local shopping. An area of outstanding natural beauty, Walton Heath also has championship golf courses with one of England's most exclusive golf clubs. Locally there is a good choice of state and independent schools.

In terms of transportation, Tadworth Station is just a few minutes drive and provides services into London. The M25 is accessed via Junction 8, 1.7 miles to the south, providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within easy reach.

The nearby towns of Epsom, Banstead, Reigate, Dorking and Sutton with their shopping centres and rail links are all within about a 15/20 minute drive. The area is renowned for some stunning countryside walks including Headley Heath and Boxhill, which is ideal for horse riding, walking and cycling.

£845,000 Freehold

3 Stable Mews, Frith Park

Stable Mews forms part of Frith Park which is a modern, gated development situated within approximately 7 acres of open parkland. The development is accessed via private gates with a sweeping tree-lined driveway leading to the property, which is located to the rear of the development.

This beautiful three bedroom house offers a high level of specification, with under floor heating, the flexibility of an open plan kitchen/dining room, a large reception room, luxury fitted bathrooms from Leicht and Villeroy & Boch.

To the ground floor there is a large entrance hall with access to the cloakroom, a large storage cupboard and doors lead to a double aspect sitting room and an open-plan modern kitchen/dining room. The modern kitchen is fitted with a range of units, stylish worktops incorporating a breakfast bar, a range of integrated appliances, Karndean flooring and bi folding doors open to the private courtyard garden.

To the first floor there is a spacious master bedroom with fitted wardrobes and a luxury ensuite shower room, a second double bedroom with fitted wardrobes, a third single bedroom and a modern family bath/shower room.

To the rear is a walled courtyard garden and also benefits from a large decking area. There is also allocated parking for two cars, a communal electric charging point and visitors parking.

Service Charge - Approx £1,600 per annum



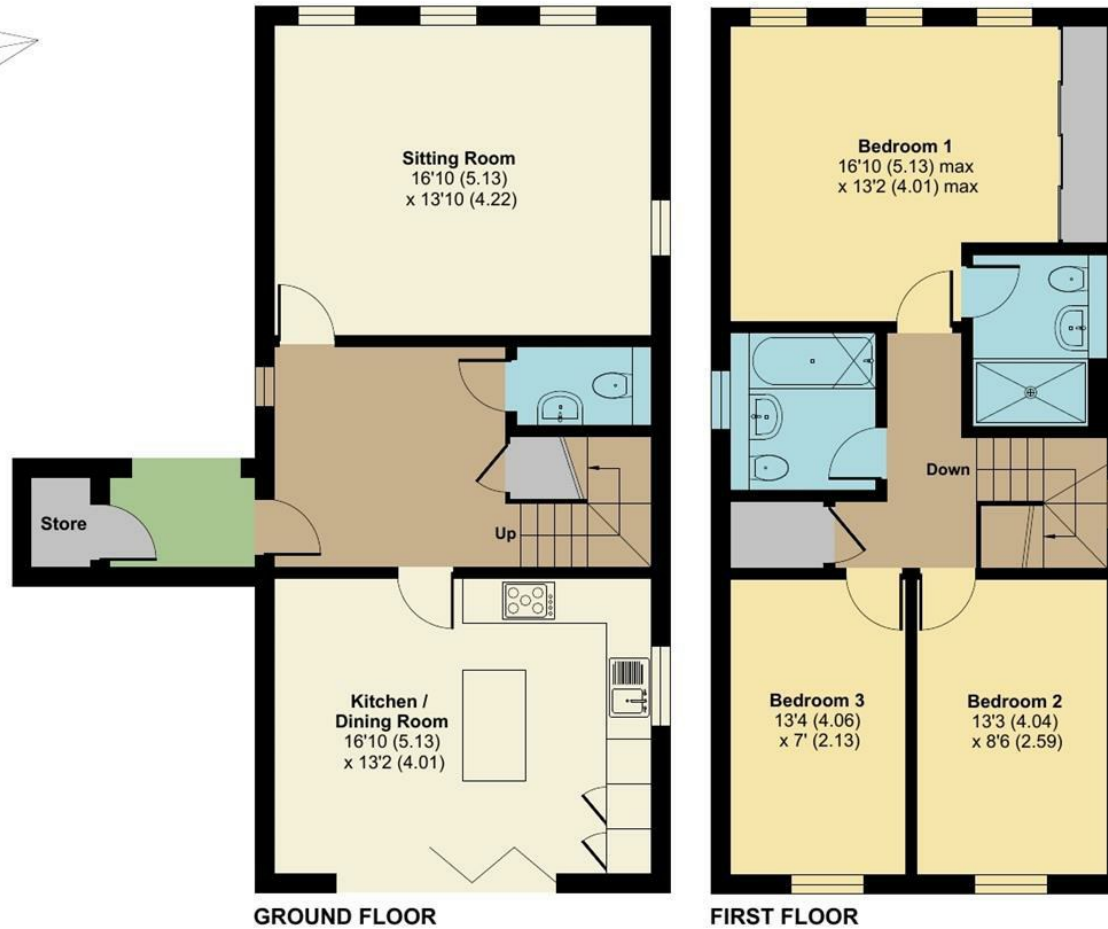
Sturts Lane, Walton On The Hill, Tadworth, KT20

Approximate Area = 1274 sq ft / 118.3 sq m

Outbuilding = 11 sq ft / 1 sq m

Total = 1285 sq ft / 119.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Fine & Country. REF: 1123316

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(102 plus) A		93
(81-101) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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