Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

, Mill Road
Tadworth
KT20 7TE

Given that Walton on the Hill and Tadworth villages are set in the heart of Walton Heath, there are remarkably few homes that offer the opportunity to actually back on to the heath, let alone have direct access and far-reaching views over them.

£1,500,000

5 4

3 ?



- 5 bed detached family home
- Main and second bedrooms en-suite
- Far reaching views over the Heath
- On the edge of Walton Heath
- Scope to extend and improve STPP
- Viewing by appointment only






MERCEDES
SANDEMAN'S
PORT

PROPERTY DESCRIPTION

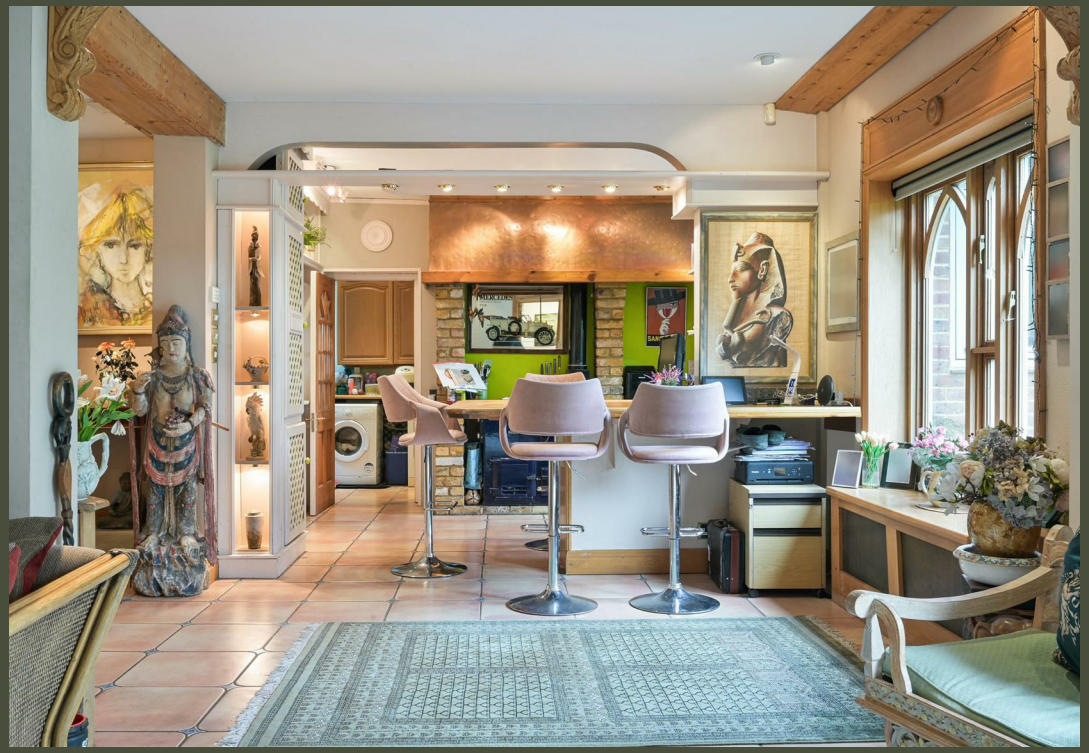
Equally, there are fewer still that offer the scope to take a detached family home and reinvent it in whatever way you chose (subject to local authority planning of course). So, when the invitation came to act for the current owners to bring Brackendene to the market for the first time in some 35 years, we were of course delighted. The current owners were literally the architects of an ambitious extension and refurbishment programme some 30 years ago, designed to maximise light and a connection between the inside and outside spaces, using oak framing, arches and clever use of design that lays most of the main ground floor rooms and upper bedrooms across the back of the house, thereby maximising the views across the Heath and beyond.

Offering just under 3000 sq ft of accommodation in the main house, together with just shy of 900 sq ft of garaging and outbuildings, this is a home of great flexibility and potential, and perfect for anyone who has both the vision and ability to execute it. The ground floor currently comprises of storm porch leading to a wide entrance hall, off of which is a cloakroom and at the end a doorway through to the study, whilst a more central doorway leads you through to the heart of the house, which comprises of kitchen/breakfast room and then opening out to the family room area, which in turn leads to the beautiful sitting room. To the other end of the kitchen area, you also have access to the utility room, games room and bar area, whilst to the first floor are five bedrooms, with the primary bedroom having a large ensuite, dressing room space, and doors to the rear giving access to the balcony and views over the Heath. Three of the other bedrooms also run across the rear of the house and benefit from the views, with one of them also having an ensuite, whilst the fifth bedroom and family bathroom are found along the front section of the house.



















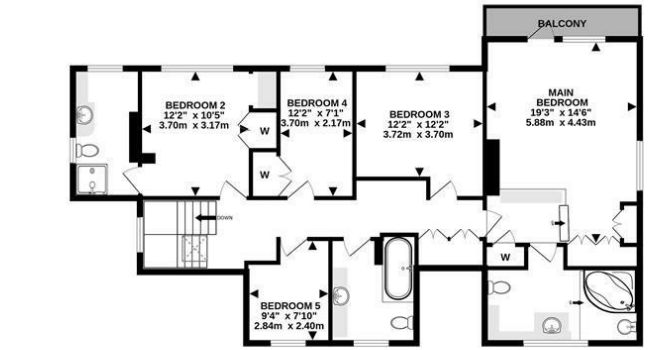


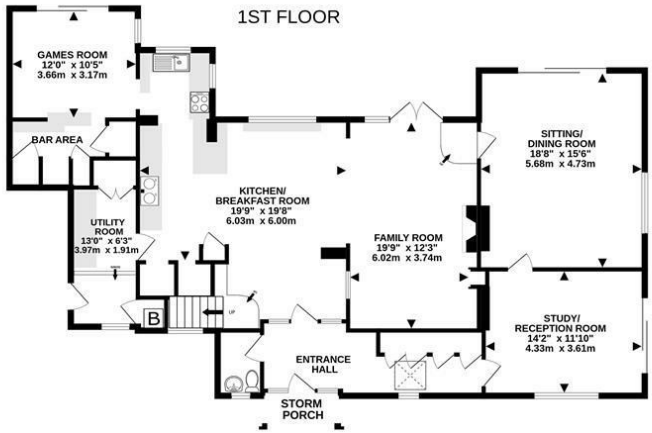
PROPERTY DESCRIPTION

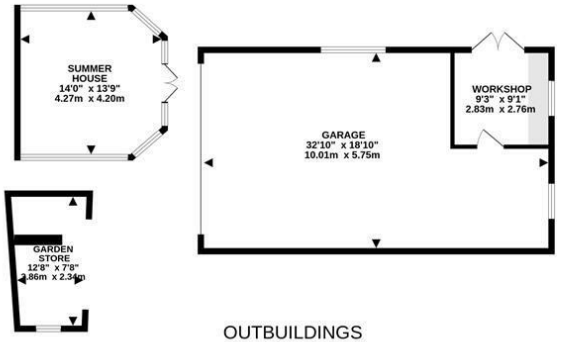
If the internal elements of Brackendene offer the unparallel opportunity and scope that awaits it`s next fortunate owners , then the outside spaces aren`t too far behind, with it`s large open gravel driveway and forecourt giving ample private and visitors parking and access to the detached double garage, whilst the gardens wrap around the house and afford plenty of scope to redesign as one sees fit, or of course you could enjoy them just as they are. The plot offers access on the Heath via the drive way and across Mill Lane.

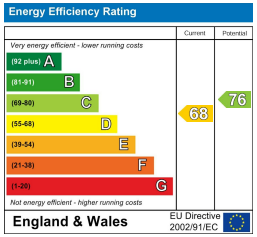
Being situated just on the edge of Tadworth and Walton on the Hill Heath, Brackendene has easy access to local shops and facilities including independent traders such as butchers, fishmongers, bakers, dry cleaners, vets, and a cafe as well as restaurants, village convenience store, petrol station, fish and chip takeaway and a mainline train station to London. There are a variety of schools within the area including Chinthurst Prep School, Tadworth & Walton Primary Schools and the Reigate Grammar and Epsom College. Local recreational facilities are located at venues such as the world famous Walton Heath Golf Club, Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides. Access to the M25 is via Junctions 8 which is around 3.5 miles away.

To arrange a private viewing please call a member of the Kennedys' sales team on 01737 817718.









MAIN HOUSE 258.3 SQ.M (2780 SQ.FT) OUTBUILDINGS 82.5 SQ.M (888 SQ.FT)

TOTAL FLOOR AREA : 3668 sq.ft. (340.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

, Mill Road

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: D
COUNCIL: Reigate & Banstead
TAX BAND: G

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.



01737 817718

kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT

Kennedys Residential Ltd - Company Number: 09252025