

Kennedys'

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Walton Heath
Cottage, Heath Drive
Walton on the Hill
KT20 7QQ

Open Day Saturday 16th of May

Believed to have been built around 1906, on the edge of Walton on the Hill village in the heart of Surrey Hills, Walton Heath Cottage is the rarest of properties, and a long standing home for the current owners, who are now selling with no onward chain.

OIEO £1,000,000



- Historic charm & character
- Main bedroom suite with dressing room and ensuite
- Beautiful private gardens and outbuildings
- Elegant ground floor layout
- Four further bedrooms and loft store room
- No onward chain



PROPERTY DESCRIPTION

Offering just under 3,000 sq ft of living accommodation across three floors, Walton Heath Cottage is one half of a substantial family home, later divided into two residences. The property is set within beautifully maintained private gardens and benefits from its own driveway accessed directly from Heath Drive, leading to a spacious forecourt. An Open Day is being held on Saturday 16th May - viewings are by appointment, and offers are invited by Wednesday 20th May.

The accommodation is grand in scale and generous in proportion, showcasing the character and period features of its original era whilst presenting a fantastic opportunity for modernisation to meet contemporary tastes - truly offering the best of both worlds. From the moment you stand beneath the porch, there is a clear sense of anticipation, and once you step through the elegant front door, you are unlikely to be disappointed.

The reception hall is opulent in feel, with an impressive turning staircase rising to the first floor and access to a cloakroom. The ground floor comprises a large drawing room with an open fireplace, a formal dining room with doors opening onto a loggia, a spacious kitchen/breakfast room, and a utility room. On the first floor, the principal bedroom benefits from a walk-in dressing room and en-suite bathroom, accompanied by two further bedrooms and a family bathroom. The top floor offers two additional bedrooms, a shower room, and a loft storage room.







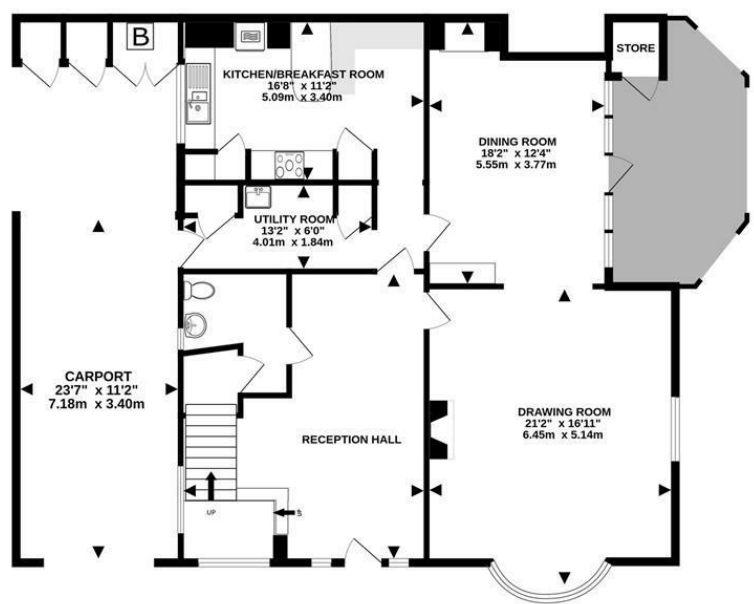


PROPERTY DESCRIPTION

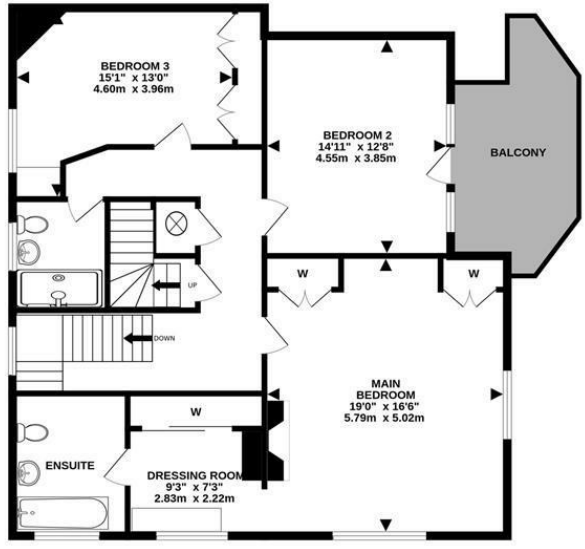
The village of Walton sits ideally between Reigate and Epsom, offering a picturesque and peaceful environment well served by both state and independent schools, including Chinthurst Prep, Aberdour, Epsom College, City of London Freeman's School, Reigate Grammar, and St. John's Leatherhead. Walton Heath Golf Club is moments away, with the RAC Golf and Country Club nearby in Epsom, and both Walton Heath and Epsom Downs provide excellent walking and riding. The village itself hosts pubs, restaurants, shops including a Co-op, a café by the pond, a florist, and a Post Office. Reigate and Epsom between them offer a full range of retail, dining, and leisure amenities. Tadworth Station provides direct rail services to London Bridge and Victoria in under an hour, with the M25 accessible via Junctions 8 or 9 for both Gatwick and Heathrow.

For further information or to register for the Open Day, please contact a member of our sales team on 01737 817718. Offers are invited by Wednesday 20th May.

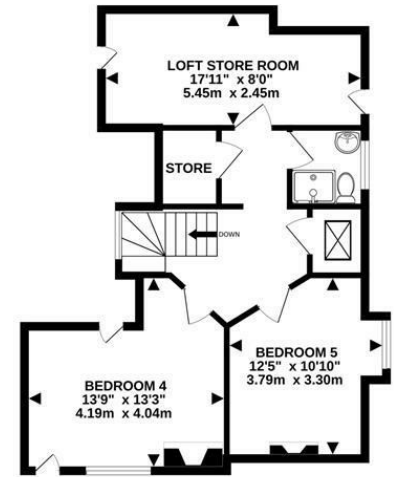
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GROUND FLOOR



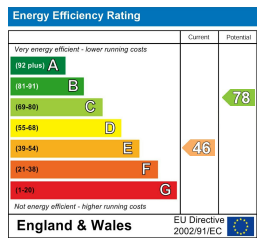
1ST FLOOR



2ND FLOOR

MAIN HOUSE 260.1 SQ.M (2799 SQ.FT) OUTBUILDINGS 27.5 SQ.M(297 SQ.FT)

TOTAL FLOOR AREA : 3096 sq.ft. (287.6 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Walton Heath Cottage, Heath Drive

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

TENURE: Freehold
 EPC RATING: E
 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.



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