

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

South Hatch, Wonford
Close
Walton On The Hill
KT207QX

Nestled on the edge of Walton On The Hill, this impressive detached house offers a perfect blend of space, comfort, and elegance. Spanning some 3,236 square feet of footprint this property is ideal for families seeking a generous living environment.

OIEO
£1,395,000



- Spacious detached family home
- Three versatile reception rooms
- Desirable location

- Five bedrooms and three bathrooms
- Potential to reconfigure or extend (STPP)
- Lovingly maintained by the same family for nearly half a century





PROPERTY DESCRIPTION

Upon entering, you are greeted by three well-appointed reception rooms, each providing a versatile space for entertainment or family gatherings. The layout is designed to enhance both functionality and flow, whilst affording ample opportunity to reconfigure, extend (subject to local authority planning) and improve to suit your own style and needs.

The house boasts five spacious bedrooms, each offering plenty of natural light and room for personal touches. Additionally, the property features three bathrooms, providing convenience and privacy for all.

This rare property is not just a house; but a place where memories can be made and cherished for years to come, as indeed the current owners have for close to 50 years. If you are looking for a spacious family home in a lovely neighbourhood, this residence on Wonford Close is certainly worth considering.

Set in a desirable location, South Hatch offers a tranquil setting while remaining close to local amenities and transport links. The surrounding area is known for its picturesque landscapes and community spirit, making it an ideal place to settle down. The Village of Walton is situated in between Reigate and Epsom and is an ideal location for those seeking a beautiful and peaceful setting. The area has a range of both independent and state schools including Chinthurst Prep School, Aberdour, Walton and Tadworth Primary Schools as well as Epsom College, City of London Freeman's School, Reigate Grammar & St Johns in Leatherhead.







PROPERTY DESCRIPTION

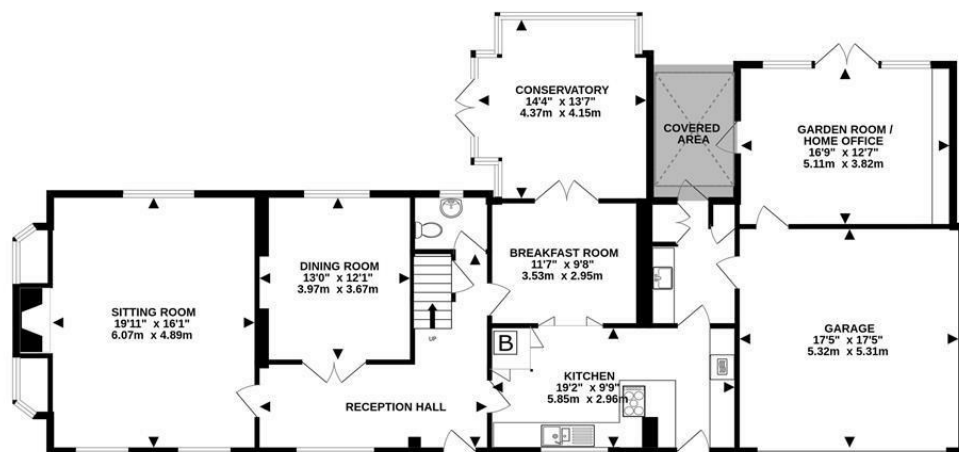


Reigate offers a large range of high street and independent boutique shops as well as a cinema and a wide choice of restaurants and bars. Epsom offers yet more shopping with large high street shops, restaurants, bars and cinema. Walton Heath Golf Club is moments away and within a short drive there is the RAC Golf and Country Club Epsom. Walton Heath and Epsom Downs offer excellent walking and riding within a short distance. Walton on the Hill itself has a range of pubs, restaurants and shops including a Co-Op supermarket, café by the pond, florist and Post Office. Tadworth station offers a fast service to London Bridge and London Victoria in under an hour. The M25 motorway is easily accessed at Junction 8 or 9, enabling fast routes to both Gatwick and Heathrow airports.

For further information or to arrange a private viewing, please contact a member of our sales team on 01737 817718.

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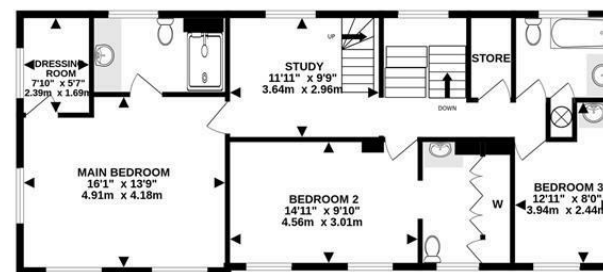




GROUND FLOOR
1753 sq.ft. (162.9 sq.m.) approx.



2ND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
903 sq.ft. (83.9 sq.m.) approx.

TOTAL FLOOR AREA : 3236 sq.ft. (300.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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South Hatch, Wonford

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TENURE: Freehold

EPC RATING: E

COUNCIL: Reigate & Banstead

TAX BAND: G

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