Kennedys'

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The Old Orchard
Withybed Corner
Walton on the Hill
KT20 7UJ

Every now and again something comes to the market that is categorically unlike anything else you `ve seen , and here, tucked away on the very edge of Walton & Banstead Common, and jam packed with surprises, this four bedroom detached house could be exactly that.

£1,450,000

4 3

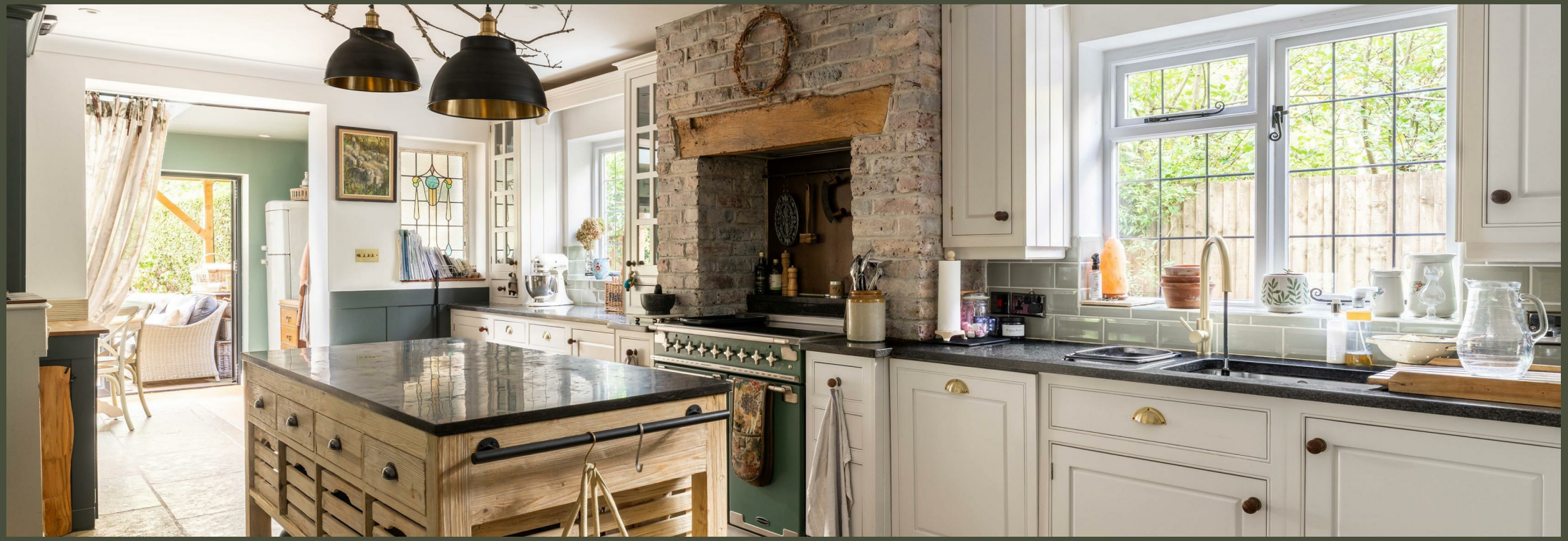
2 6+



- Handsome 4 bedroom detached family home
- Set within stunning gardens, including a plethora of out-buildings
- Tastefully and sympathetically renovated throughout
- Walking distance to Tadworth station, and a short drive from Jctn 8 of the M25
- Sheltered patio area to the rear, perfect for socializing
- Located in the idyllic setting of Walton & Banstead common
- Studio / Home office - Greenhouse - Barn Conversion - EV Charger
- Ample off road parking, comfortably fitting 6+ vehicles
- Lean to / Dry store to the side of the property, featuring outdoor shower
- Viewing by appointment only


FLOWERS





PROPERTY DESCRIPTION

Even amongst the most beautiful and varied homes that many villages boast, there are always those one or two that are hidden gems, that perhaps you may have walked by but never actually seen, or if you had, you`d have probably stopped to take a closer look; and it is one of those that we are delighted to offer. The Old Orchard is a home that sits back on its plot of just under 0.4 acre, sitting side on to the plot and yet with an open gravelled driveway and forecourt area, and discreetly "hiding" most of the gardens behind a feature brick wall and two archway gates. Built in around 1920, The Old Orchard is a home that balances outdoor and indoor space, and embraces being tucked away at the end of the track, on the very edge of Walton Heath and between the villages of Walton on the Hill and Tadworth. It is a home where the greater value comes from the separate parts, which when all put together offers a rare opportunity that we believe has only been enjoyed by three previous owners in its hundred year history.

Offering some 2000 sq ft of living accommodation, along with a detached barn studio, separate garden studio, greenhouse , carport and lean-to, The Old Orchard has a lot to offer from the moment you walk through the stable front door; a large lobby area welcomes you, with bespoke cabinetry providing a shoe bench, cloaks area and shelving, a cloakroom off of it and an aluminium door and glass divide leading to the inner hallway area, From there is access to the family room/study, living room, kitchen and utility room , along with wooden stairs rising to the first floor. The garden room at the far end of the ground floor is reached via either the living room or kitchen, giving access to the rear garden beyond, whilst to the first floor are 4 bedrooms, with en-suite bath/shower room to the primary bedroom and a family bathroom with separate shower cubicle.

The specification of The Old Orchard is a blend of modern finishes with stylish charm, with the two upstairs bathrooms being completely replaced to a high standard in recent years, and all the flooring being replaced with either stone slabs, floorboards, or quality carpeting. The kitchen is handmade in a painted Shaker style and with dark marble tops, and further features include an open fireplace in the lounge with log burner, additional log burner/stove to the garden room, sliding bi- folding doors to the rear, downlighters, and more besides; but it is perhaps, and unusually, the outside areas of The Old Orchard that really make it the home it is today.








FAITHFUL
VERY GREED
BEST in
BLACK
FUN & FRISK
ALSO
AVAILABLE IN
BROWN & YELLOW
ADORABLE
& QUITE
LAZY!


QUEEN


THE BLACK BARN









PROPERTY DESCRIPTION

From the moment you stand at the wooden five bar farm fence, you are welcomed by a wide open gravelled forecourt, with a barked "island" being the home of two impressive Canadian cedars, below which is an area that provides the home for a recently built log store. The forecourt provides ample space for private and visitor parking, and gives access to the carport/garage and The Black Barn, which was refurbished last year to create a versatile space for any number of uses. There is also a bin area and access to a lean-to attached to the rear of the house. A feature of the plot is also the long brick wall that creates a stylish division between the front and rear areas, with an arched gate at either end, through which you enter the jewel in the crown of The Old Orchard. A bespoke greenhouse by Peacock and Sons lies off the brick wall, whilst a brick paved path winds it`s way across the front and joins both gates, also leading to the front door and down the flank of the main lawn. The garden is comprised of a series of "rooms" such as the yew tree area that is planted with flowing grasses amongst boulders and bark paths, the covered terrace off the garden room which provides the perfect entertaining space, the kitchen garden, accompanied by an open fronted potting shed, the garden studio and terrace, an open air shower and cold plunge area to the side rear section of the plot, rose beds, and more besides, all colliding together to create an eclectic, open space that can be enjoyed all year round.

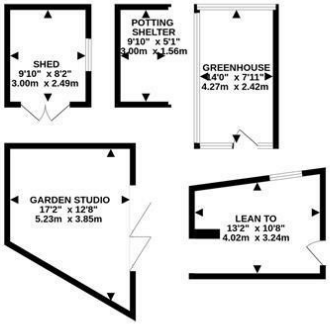
The location is what makes this property really special; Withybed Corner is just a few minutes' walk from the Village, but also has direct access out onto Walton Heath, with paths cutting through the woods to the Avenue, and then Tadworth Station. The village of Walton on the Hill offers a quintessential feel and look, with the Mere Pond being at its heart. The village is served by a number of local traders including a cafe, butcher, three pubs, Co-op supermarket, chemist, florist, beauticians, Post Office, Pizzeria, Indian restaurant and the award-winning Spaghetti Tree restaurant. The property is within catchment for Walton on the Hill Primary School, and the village enjoys two nursery schools and is well located for access to Reigate Grammar, City of London Freemans and Epsom College amongst others. Walton Heath itself is close by and a short walk of approximately 15 minutes will take you across to Tadworth village with its butcher, fishmonger, bakery, award winning gift shop and much more. It also has a mainline railway station with services to central London. The property is also perfectly located for access to local towns with Epsom and Reigate just 3 miles away, and access to the M25 (junction 8) approximately 3 miles.

For more information or to arrange a viewing, please contact Peter Kennedy on 01737 817718

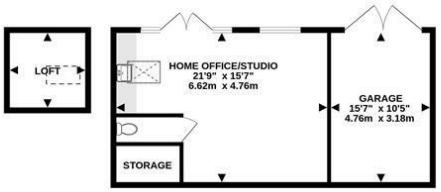
N.B. Pursuant to the Estate Agents Act 1979 we must inform you that an employee of Kennedys' has an interest in this property



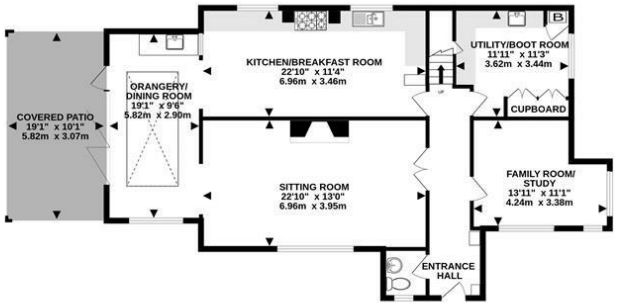
1ST FLOOR
771 sq.ft. (71.6 sq.m.) approx.



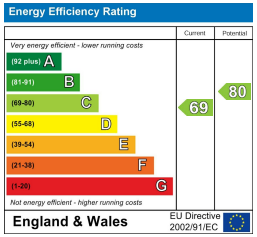
GARDEN OUTBUILDINGS
538 sq.ft. (50.0 sq.m.) approx.



THE BLACK BARN
568 sq.ft. (52.8 sq.m.) approx.



GROUND FLOOR
1131 sq.ft. (105.0 sq.m.) approx.



MAIN HOUSE 1902 SQ.FT (176.6 SQ.M) OUTBUILDINGS 1109 SQ.FT (103.1 SQ.M)

TOTAL FLOOR AREA : 3008 sq.ft. (279.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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The Old Orchard, Withybed Corner

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

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

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