

Kennedys'

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Hyburn, 6 Greenways
Walton on the Hill
KT20 7QE

In recent years, finding a large family home in Walton on the Hill with a generous plot on a quiet premium road has been near impossible, which is what makes our newest listing so special! This five bedroom property ticks all the boxes of a modern family home search, and is just a short walk from the Village centre, along with all it has to offer.

Guide Price £1,500,000



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- Handsome 5 Bedroom family home
- Quiet premium road
- Double garage
- High ceilings and generous proportions throughout
- Short walk from the village center and the amenities it provides

- Situated on a generous plot in Walton on the Hill
- 4 bathrooms
- Separate wing upstairs, annexe potential
- No Onward Chain



EPC:D



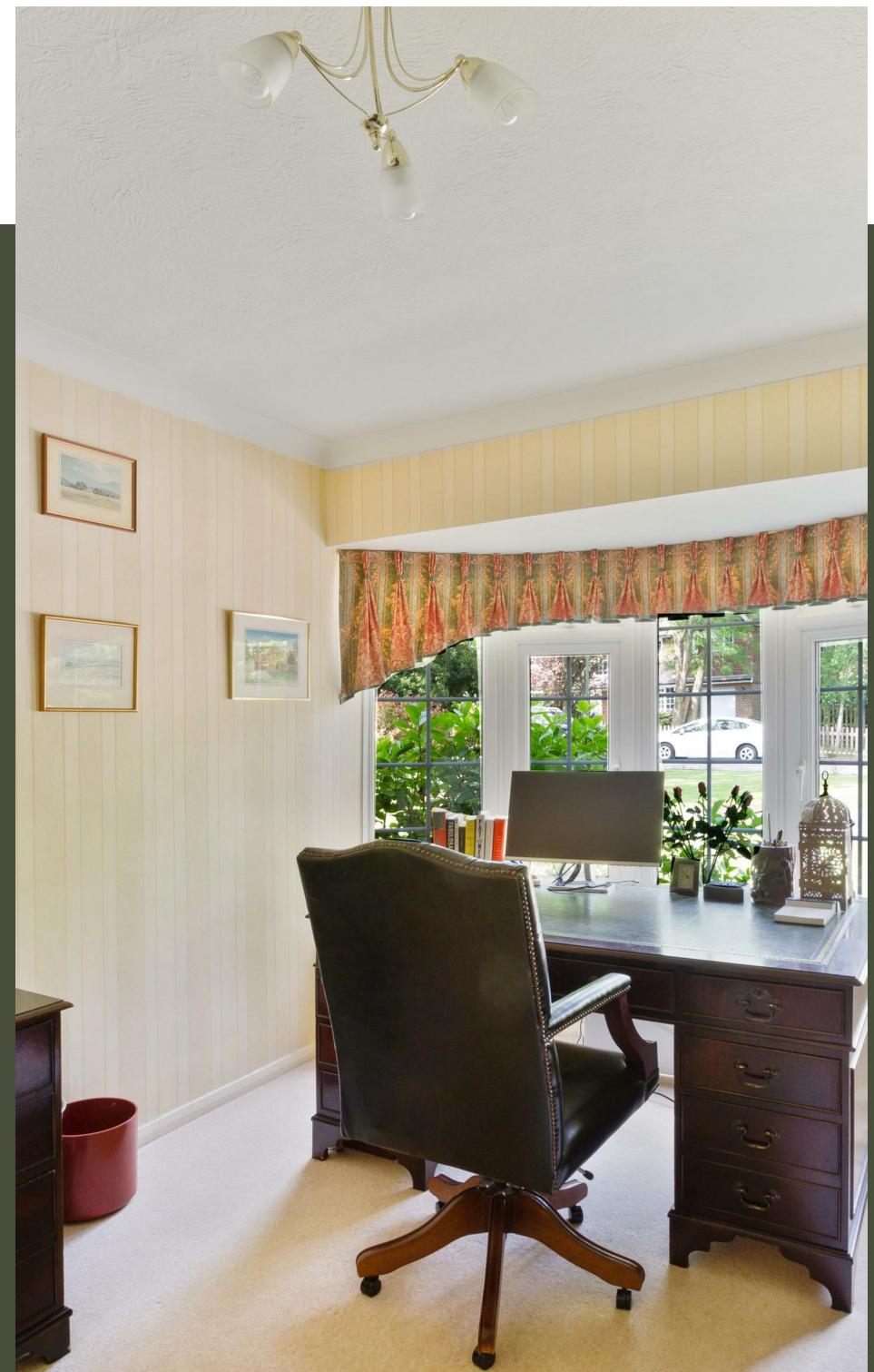
PROPERTY DESCRIPTION

We believe the property to have been built in 1974, in a new England inspired style, which means external cladding, high ceilings, a large porch / balcony and an overall feel of grandeur.

Stepping through the front door you are met by a spacious hallway, featuring understairs storage and downstairs cloakroom. To your right you will find the living room; an impressive triple aspect room commanding views over the front and access to the rear via French doors.

The property has a formal dining area to the rear of the property, with a large window overlooking the garden, and doors through to both the living room and kitchen. The kitchen is classic with cream shaker style units, double butlers sink, waste disposal, solid black granite worktops and integrated Neff appliances including dual ovens, microwave, induction hob & extractor fan, fridge/freezer and dishwasher. The breakfast room is a light and airy space, connected to the kitchen and provides access to the rear garden, upstairs annexe and the utility room. The utility houses the gas boiler, plenty of storage and space for a washing machine and tumble drier. The double garage is large with two electric up & over doors, and ample space for two cars. This portion of the house also contains a separate wing of accommodation, ideal for a nanny or relative, containing a large front facing bedroom, modern shower room and storage / laundry room. Downstairs also has a large and rather grand office, looking out over the front lawn.

Upstairs you'll find a handsome sized landing, complete with extra large airing cupboard, loft hatch and French doors out to the new England style front facing balcony. The principle bedroom is located to the rear of the property, looking over the garden, and benefits from built in storage as well as a modern en-suite with free-standing roll-top bathtub and walk in shower. The main bedroom is also connected to a separate room to the front of the property, that the current owners use as a dressing room, though is plenty big enough to be a bedroom in its own right. The second bedroom yet another large rear facing double, and also benefits from a modern shower room. Upstairs also has a further small double / single room, and good sized family bathroom that's yet to be modernized.







PROPERTY DESCRIPTION



Outside, the house is set back from the road on the generous plot, allowing a large frontage of lawn, driveway and well established flower beds. The rear garden has a large portion of patio ideal for socializing that spans the full width of the property, which in turn leads to established flower beds, well maintained lawn, a brick built out building for storage and tall herbaceous borders providing shelter and privacy. An unexpected bonus to the garden is a gate with direct access to the Club-house grounds of the world renowned Walton Heath Golf Club! Located within easy reach of Walton on the Hill village, which provides a good mix of restaurants pubs, hairdressers, independent traders as well as a Co-Op supermarket. Walton Heath is an area of outstanding natural beauty. It also benefits from being moments away from one of England's most exclusive golf clubs the aforementioned, Walton Heath Golf Club, and a short drive from both the RAC club at Woodcote, and Beaverbrook country club. There is also a good choice of state and private schools. With regards to transport links, Tadworth station is located in the next village over, and provides a direct line to London bridge; Junction 8 of the M25 is also only a short drive, with bus links to Epsom, Banstead, Dorking and Reigate.

To arrange a viewing or ask any questions about the property please don't hesitate to contact our sales team.





GROUND FLOOR
APPROX. FLOOR
AREA 181.15 SQ.M.
(1953.45 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 144.90 SQ.M.
(1533.45 SQ.FT.)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	
(81-91) B	
(69-80) C	71
(55-68) D	
(39-54) E	58
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

TO VALUATION FLOOR AREA 300.15 SQ.FT. (27.71 SQ.M.)
With the exception of the garage, the property is approached via a paved driveway which provides off street parking for two cars. The property is set back from the road and has a large front garden. The property is double glazed and heated by a combination boiler. The property is in good decorative order throughout and is offered with no forward chain.

Hyburn, 6 Greenways

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

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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