

Kennedys'

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Flat 3, Lavington
Heath Drive
Walton On The Hill
KT20 7QN

Situated in this highly sought-after private road close to the village of Walton on the Hill, is this exceptional three bedroom, ground floor apartment sitting on a beautiful plot measuring just over 0.7 acres.

£1,075,000



- Three bedroom ground floor luxury apartment
- Beautifully and tastefully decorated throughout
- Wooden Heart of Weybridge shaker style fully fitted kitchen/dining room
- Dual aspect drawing room with French doors to patio
- Stunning primary bedroom suite with walk in wardrobe and en-suite shower room
- Guest suite with en-suite bathroom
- Utility room
- WC and shower room
- Bedroom 3/home office
- Garage and allocated parking space

EPC: B



PROPERTY DESCRIPTION

Lavington is a development of just seven luxury apartments, built in 2017 by Ashgrove Homes, who themselves have earned an enviable reputation for building homes that meet the high expectations of a modern day home-owner. The apartment delivers this ethos, with a luxury specification that includes a hand painted kitchen by Wooden Heart of Weybridge, Silestone granite worktops, underfloor heating with individual thermostatic controls, Thomas Sanderson plantation shutters to bedrooms, contemporary sanitary and vanity units by Kohler with chrome fittings, wiring for speakers to reception rooms and master bedroom/en-suite, video entry phone system, security alarm system, three private terraces, one south facing, garage with allocated parking, share of freehold and the remainder of 10 year warranty insurance.

This beautiful and neutrally decorated apartment was bought off plan by the vendors thus allowing them to make some very stylish alterations. The accommodation comprises; spacious entrance hallway with oversized Porcelanosa floor tiles that extend into the bright and airy kitchen/dining room with French doors to a paved terrace ideal for enjoying your morning coffee, dual aspect dining room with double French doors opening to paved patio and spacious communal gardens, WC and shower room, utility room with high gloss units and quartz worktops, under counter sink and space for washing machine and tumble dryer, study/bedroom three, guest bedroom with fitted wardrobes and en-suite bathroom with panel enclosed bath and shower over and dual aspect primary bedroom suite with French doors to private paved patio, walk in wardrobe and fully tiled shower room with double vanity sink and walk in shower.

The shaker style kitchen with Silestone granite worktops and central island includes double Capel Belfast sink, Siemens American style fridge/freezer, Siemens integrated dishwasher, Siemens double ovens with warming drawers, Siemens induction hob and extractor hood,







PROPERTY DESCRIPTION



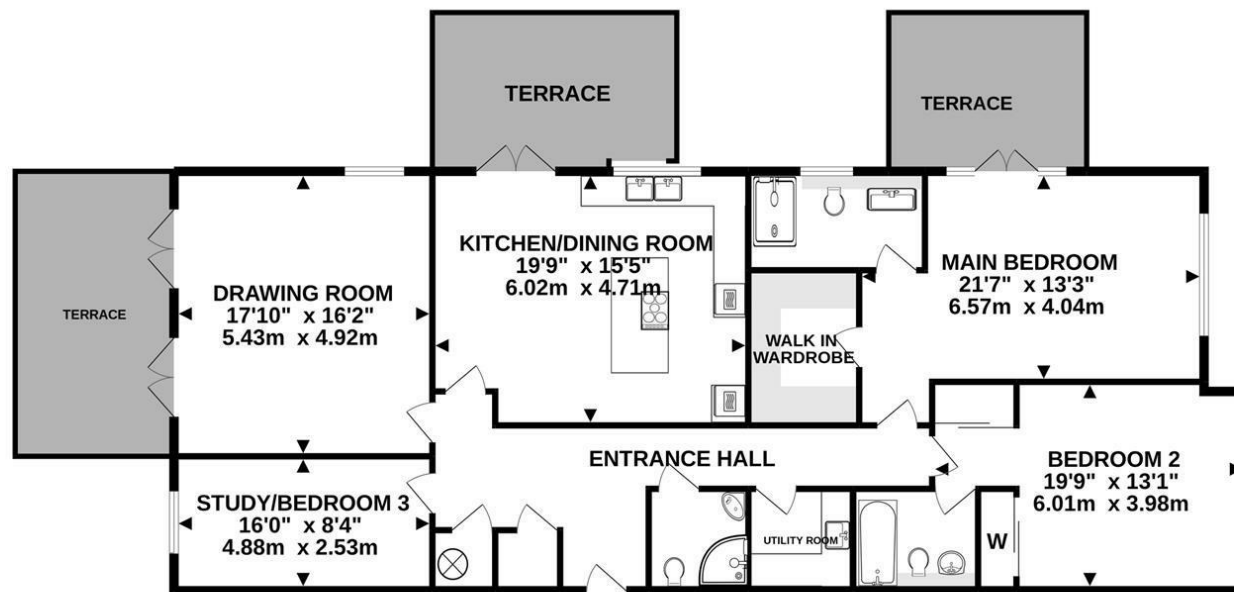
Siemens microwave, Siemens coffee machine and Capel wine fridge.

Lavington enjoys beautiful communal gardens of some 0.7 acres, laid mainly to lawn with a wealth of mature trees and shrubs. The views from all rooms at Flat 3 make the most of these pleasant gardens.

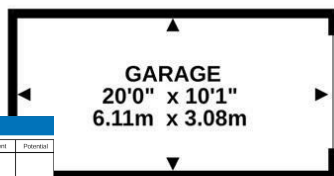
Walton on the Hill village is situated in between Reigate and Epsom and is an ideal location for those seeking a beautiful and peaceful setting. The area has a range of both private and state schools including Chinthurst Prep School, Aberdour, Walton and Tadworth Primary Schools as well as Epsom College, City of London Freeman's School, Reigate Grammar & St Johns in Leatherhead. 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. The Villages of Walton and Tadworth combine to offer a range of pubs, restaurants, cafes and shops including a Co-Op supermarket, two butchers, bakers, fishmonger, and village store, as well as two primary schools, Tadworth Sports Centre, and much more besides. Tadworth station offers a fast service to London Bridge and London Victoria and the M25 motorway is easily accessed at Junction 8 or 9, enabling fast routes to both Gatwick and Heathrow airports.

Council Tax Band: G





GROUND FLOOR
1756 sq.ft. (163.1 sq.m.) approx.



GARAGE
183 sq.ft. (18.8 sq.m.) approx.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
174 plus) A	
161-173) B	
130-160) C	
102-129) D	
75-101) E	
50-74) F	
21-49) G	
Mid energy efficient - higher running costs	
84	84

England & Wales E.U. Directive 2002/91/EC

TOTAL FLOOR AREA : 1959 sq.ft. (182.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Flat 3, Lavington, Heath Drive

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

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