

Kennedys'

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Tavistock Lodge
Egmont Park Road
Walton on the Hill
KT20 7QG

Tavistock House is beautifully located within a small and exclusive private road on the edge of Walton on the Hill village and provides a rare opportunity to rent out a high quality executive five bedroom family home with an exemplary specification.

£6,500 Per
Month



5



4



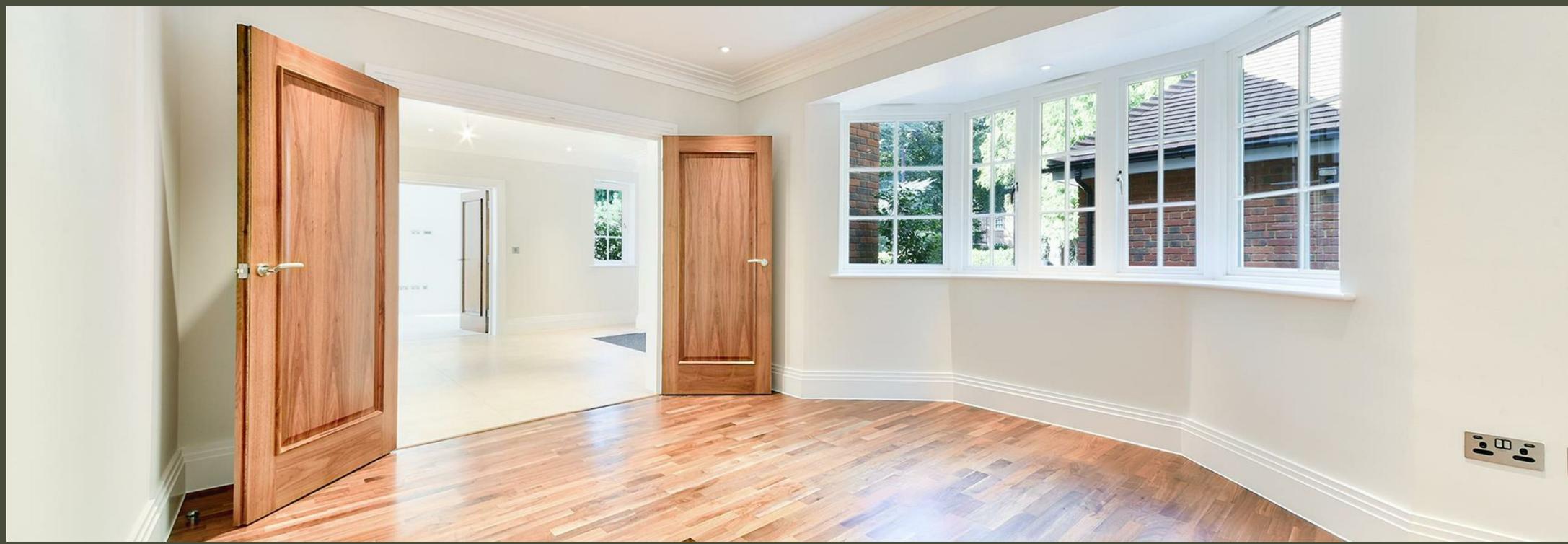
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3+



- Impressive family home
- Large Open Plan Kitchen
- Games/Cinema Room or Au-pair Suite to 2nd Floor
- High Specification throughout
- Great location on edge of Village
- 5 Bedrooms
- Impressive Principle Suite
- 4,377 Sqft of living accommodation
- Double Garage
- Viewing by appointment only



PROPERTY DESCRIPTION

Full Description

Tavistock Lodge is an exceptional 5 bedroom detached executive home offering just under 4,500 sq. ft. of living accommodation over three floors, finished to an impeccable specification and designed with family living very much in mind. The house is set back on its own well-established plot on a highly regarded private road, situated in the sought after village of Walton on the Hill.

Tavistock House has been designed to an extremely high standard with features including:

Solid concrete floors throughout

Traditional cavity wall construction

Hand made bricks & roof tiles

Classically styled cornices, architraves and skirting boards

Double glazed timber casement windows with chrome ironmongery

Porcelain Floor Tiles & engineered Walnut flooring

Underfloor heating to all floors with zoned thermostatic controls

Internal doors in Walnut Finish

Contemporary kitchens supplied by Manor Interiors

Natural Stone Fireplace with wood burner to sitting room

Sanitaryware – Villeroy & Boch with brassware by Hansgrohe

CAT 6 cabling throughout

USB telephone, digital and satellite TV points to all principal rooms

Automated garage doors

Resin bond driveway

Sandstone terraces and landscaped gardens

Solid core front door with multi point locking system

Wireless intruder alarm









PROPERTY DESCRIPTION

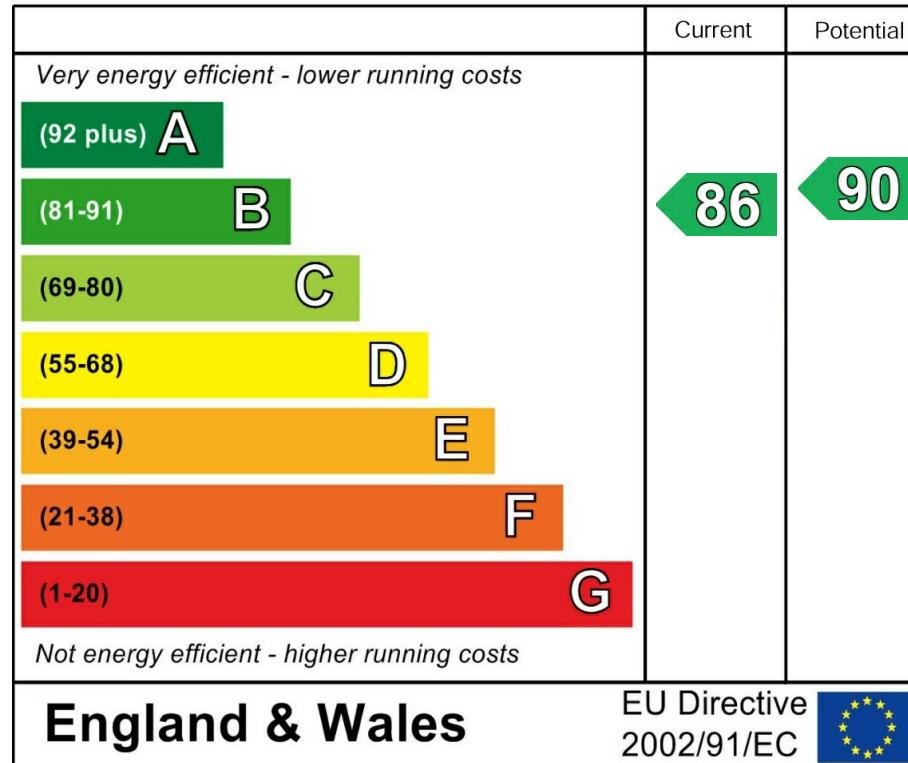
External security lighting with PIR motion detectors

With a picturesque pond at its centre, Walton on the Hill is an idyllic setting for modern family life. Positioned on the North Downs, surrounded by beautiful Surrey countryside, it is often hard to believe that London is less than an hour away. Few villages are so well sited, an Area of Outstanding Natural Beauty extends for miles around Walton on the Hill, with hundreds of acres of heaths, commons and woodland just waiting to be explored. Golfers will be in their element, with a choice of challenging courses including the renowned Walton Heath. Equestrian facilities are in abundance with the famous race course on Epsom Downs close by. Cycling is also very popular in the area and nearby Box Hill is famous for its challenging climb offering panoramic views. There is a fantastic local Primary School in the village as well as nearby Chinthurst Prep School. A wide range of both state and independent schools for secondary education are also close by. The village itself has a number of lovely pubs, hairdressers, butcher, small supermarket, cafes and boutique shops. A short walk gets you onto the local line up to London Bridge or Victoria in less than an hour, close too is the M25 and both Heathrow and Gatwick Airports. For further information, full brochure or of course to arrange for a private viewing, please contact a member of our Lettings team on 01737 817718.

* Please note that some of the images shown are of the show home (plot 2) when the property was first built*

CH

Energy Efficiency Rating



Tavistock Lodge, Egmont Park Road

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

TENURE: Freehold

EPC RATING: B

COUNCIL: Reigate and
Banstead Council

TAX BAND: H

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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