



Wonford Close, Walton On The Hill

The **PERSONAL** Agent

Guide Price £1,450,000

Freehold

- Detached family home of approximately 2,500 sq. ft.
- Peaceful private cul de sac location
- Sought after Walton on the Hill setting
- Highly versatile accommodation over two floors
- Five potential ground-floor bedrooms/reception spaces
- Principal bedroom with en-suite bathroom
- Three further bedrooms, two en-suite
- Private gardens of 0.33 acre with mature planting
- Carriage driveway and ample parking
- Walking distance to village amenities and countryside

An exceptional and versatile family home, offering generous and adaptable accommodation together with delightful established grounds extending to approximately one-third of an acre. Ideally positioned on a highly sought-after private road, this attractive property provides an excellent combination of space, privacy and family living, with considerable potential to suit a variety of needs.

Nestled within a discreet and peaceful cul de sac on the fringes of the sought after village of Walton on the Hill, this stunning cottage is a beautifully presented detached home offering an enviable combination of space, character and privacy.

Extending to around 2,500 sq. ft., the property offers a highly adaptable layout arranged over two floors, making it equally suited to family life, entertaining and those seeking additional accommodation for guests or extended family.

The ground floor is centred around a series of well connected



living spaces, including a generous reception room with feature fireplace, an impressive kitchen/breakfast room, adjoining conservatory and versatile dining/family space. Two further rooms offer the flexibility to be used as bedrooms, studies or additional reception areas, while a utility room, boot room and cloakroom add to the practicality.

The first floor provides a spacious principal bedroom with en suite bathroom, alongside three further bedrooms, two of which benefit from en suite facilities.

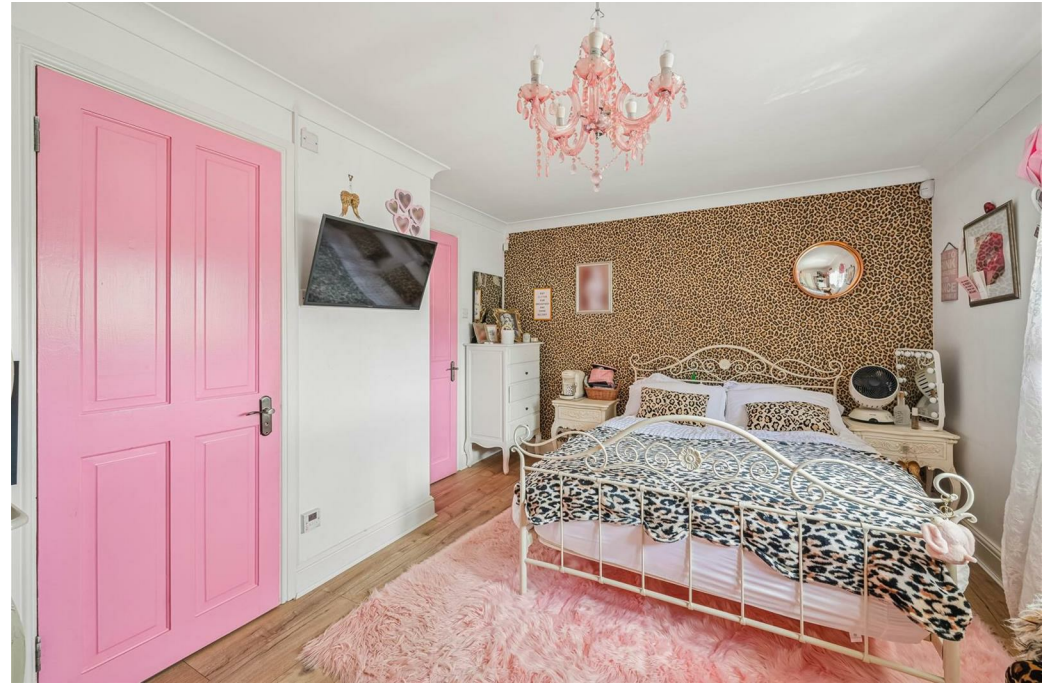
Outside, the property enjoys exceptionally private grounds of approximately one-third of an acre. Mature trees, established planting and beautifully maintained lawns create a wonderfully secluded setting, complemented by colourful borders, a kitchen garden, rose-covered walkway and a charming summer house. A paved terrace adjoining the conservatory provides an ideal space for summer entertaining.

To the front, a landscaped garden and substantial carriage driveway provide an attractive approach and ample off road parking.

The location is equally appealing, with Walton on the Hill's attractive village centre just moments away on foot. A selection of independent shops, cafés, restaurants and everyday amenities are close at hand, while the area is renowned for its excellent schooling and the prestigious Walton Heath Golf Club. For those who enjoy the outdoors, the surrounding countryside and woodland offer an abundance of scenic walking routes, providing a wonderful sense of space and tranquillity right on the doorstep.

Tenure- Freehold
Council Tax Band-G







Wonford Close, Magnolia Cottage

Total Area: 2945 SQ FT • 273.59 SQ M
(Including Outbuildings)
Outbuildings Area : 363 SQ FT • 33.72 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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