



Wonford Close, Walton On The Hill

The **PERSONAL** Agent

Guide Price £1,500,000

Freehold

- Secluded private location
- 5 Double bedrooms
- 5 bathrooms/shower rooms
- Luxury fitted kitchen/dining room
- Spacious sitting room with fireplace
- Annex
- Balcony
- Large driveway and double garage
- Beautiful secluded gardens
- Walking distance of village

The Personal Agent are delighted to present this detached chalet style property that has been extended and updated by the current owners to create a stylish and luxurious family home. Situated in the heart of Walton on the Hill in a private tucked away location. Part of the ground floor accommodation currently has a large self contained annex.

The property is approached by its own secure gated entrance and has a long driveway leading to open parking and detached double garage.

The beautiful secluded gardens are a real feature with large lawn areas, sun terrace and well stocked flower borders.

The property is situated within easy walking distance of the picturesque village of Walton on the Hill, which has an eclectic mix of local shops, restaurants, cafes and a supermarket.

There are also well regarded local schools in the village and



nearby Tadworth village which also has a train station with a direct link to London Bridge station.

On entering the property you get a real feeling of the quality and spaciousness of the accommodation.

The large entrance hall has a downstairs cloakroom and feeds through to the impressive luxury fully fitted kitchen-dining room with integrated appliances and dining/seating area overlooking the beautiful gardens. There is a useful fitted utility room with door to the rear.

The 25' x 19' sitting room is luxuriously appointed with open fireplace and doors to the garden.

To the left of the entrance hall you will find one of the large double bedrooms with a dressing area and a luxury fitted shower room.

The rest of the ground floor accommodation is flexible but is

currently used as a self contained annex and is accessed via the sitting room. It comprises; sitting room with doors to the garden, luxury fitted kitchen with integrated appliances and doors to the garden, double bedroom with dressing area and luxury ensuite shower room, further double bedroom with wardrobes and a modern bathroom.

Stairs lead from the main entrance hall to the first floor landing and large balcony which overlooks the gardens, there are two bedrooms both of exceptional size, and featuring luxury ensuite shower rooms and dressing areas.

There is a village pond and acres of open countryside on nearby Walton Heath. The world famous Walton Heath golf club is also within walking distance.

The nearby A217 road link affords easy access to larger towns and the M25 at Junction 8.

Tenure - Freehold
Council tax band - G



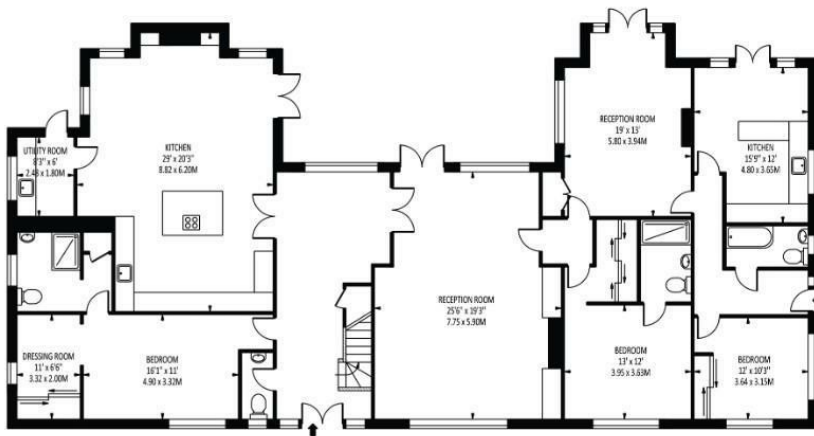
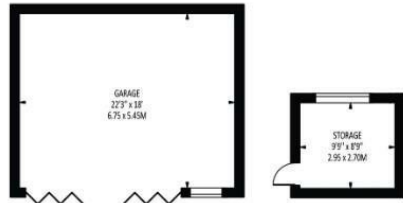


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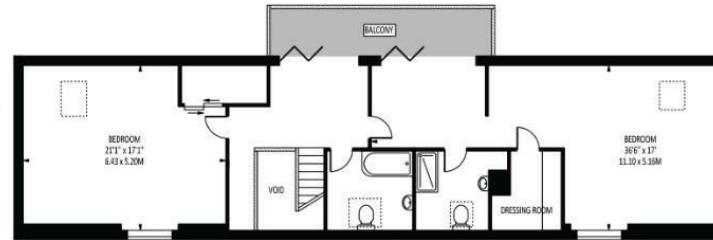


Cranford

Total Area: 4328 SQ FT • 402.11 SQ M
(Including Garage, Storage & Excluding Void)
Garage Area : 396 SQ FT • 36.79 SQ M
Storage Area : 86 SQ FT • 7.97 SQ M



GROUND FLOOR



FIRST FLOOR

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	75	77
(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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The
PERSONAL
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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

