



Heath Drive, Walton on the Hill, Surrey  
Offers In The Region Of £400,000 - Share of Freehold

**WILLIAMS  
HARLOW**

 3  |  |











This exquisite top floor, three bedroom apartment located in Walton on the Hill offers a perfect blend of elegance and comfort. Set within a beautifully converted mansion house, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The apartment features a welcoming reception room, perfect for relaxation or entertaining guests.

Situated on a private road, this residence enjoys a tranquil setting while still being conveniently close to the vibrant local community. The surrounding area is rich in natural beauty, with picturesque countryside right on your doorstep, inviting you to explore the great outdoors. Additionally, the property is in proximity to excellent local schools, making it a prime location for families.

The apartment is complemented by an acre of mature landscaped communal gardens, providing a serene environment for residents to enjoy. There is an added benefit of a garage, ensuring convenience and security.

This delightful apartment on Heath Drive is not just a home; it is a lifestyle choice, offering a peaceful retreat while remaining connected to the amenities of Walton on the Hill village. With its charming features and prime location, this property is a must-see for anyone looking to embrace the beauty of countryside living.

## THE PROPERTY

An apartment full of charm located on the top floor within this elegant converted mansion house offering spacious versatile accommodation of over 1,280 square feet within a stunning location of Walton on the Hill. The property offers a bright kitchen, a very spacious lounge, three double bedrooms and a well fitted bathroom and is located in a private road in the pretty sought after village of Walton-on-the Hill.

## OUTSIDE SPACE

To the front is a large communal driveway and forecourt area, as well as access to the garage block with an acre of stunning mature landscaped gardens to the rear.

## LOCAL AREA

This beautiful apartment is in a beautiful convenient location of Walton on the Hill with all the amenities the village has to offer including shops, pubs, restaurants and village school plus wonderful countryside on your doorstep. Close to the famous Walton Heath golf club, Epsom Racecourse and within easy access to the M25.

## KEY FEATURES

Private Road - Elegant converted country house - Three double bedrooms - Versatile accommodation - Peaceful location but still close to all amenities - Garage

## LOCAL SCHOOLS

Walton on the Hill Primary School – Ages 5-11  
Kingswood Primary School – Ages 4-11  
Bramley Hill School  
Chinthurst School  
Papillon House  
The Beacon School Secondary School – Ages 11-16

## LOCAL TRAINS

Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min  
Tadworth – London Bridge 1 hour  
Epsom – London Bridge or London Victoria 50 min

## LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)  
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate  
405 Coulsdon South to West Croydon

## WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days

we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## LEASE

Share of Freehold

## MAINTENANCE CHARGES

Approximately £365.00 per quarter including Buildings Insurance.

## COUNCIL TAX

Reigate & Banstead BAND E £2,992.97 2025/26



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

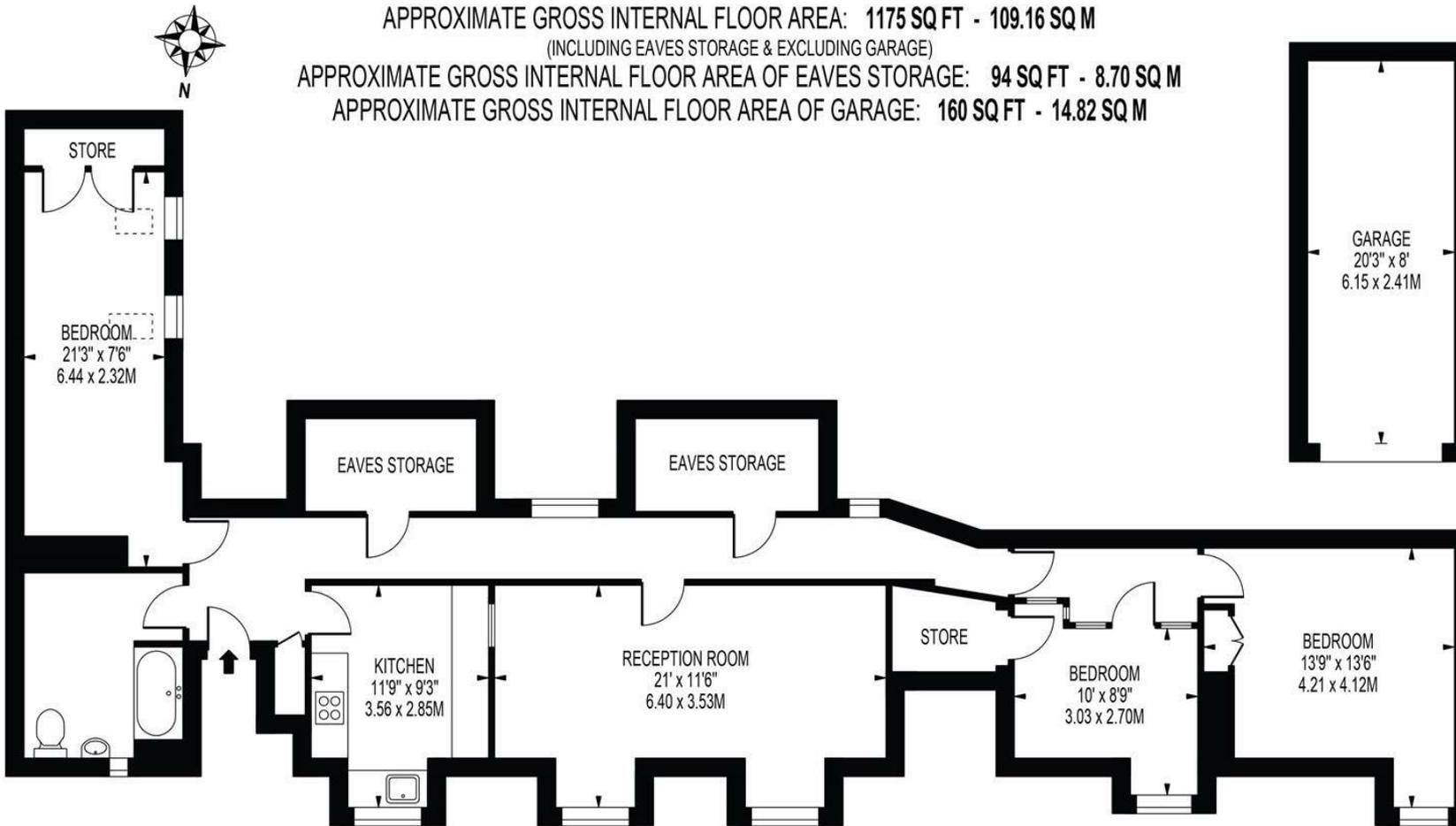
## WONFORD HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1175 SQ FT - 109.16 SQ M

(INCLUDING EAVES STORAGE & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 94 SQ FT - 8.70 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 160 SQ FT - 14.82 SQ M



| 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                                   |  | 50                      | 62        |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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 OR 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.

