



NORTH LODGE

WALTON ON THE HILL

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NORTH LODGE, 3 BREECH LANE

WALTON ON THE HILL KT20 7SQ



5 RECEPTION ROOMS



KITCHEN & LAUNDRY ROOM



4 BEDROOMS



BATHROOM & SHOWER ROOM

APROX. 1959 FT² | 182 M² (excluding garage and outbuildings)

This fabulous, attached family home is located within the heart of the village and stands in a secluded plot extending to approximately 1/3 of an acre. The property, built in 1928, is Grade 2C listed and was originally the chauffeur's accommodation for a large neighbouring country house.

Now substantially extended the property features spacious living accommodation with a total of 5 reception rooms in addition to a large double aspect well equipped modern kitchen with a separate laundry room. On the first floor there are 4 double bedrooms, an en-suite shower room and a bathroom.

Outside, the house is screened from the road with a pedestrian path leading through the front garden to the front door. To the side and accessed via a private road there is a detached garage and parking. To the rear the stunning garden has been beautifully maintained and features a large, shaped lawn with well stocked borders, several paved areas for al-fresco dining and a beautiful original country garden greenhouse.

North Lodge occupies a lovely private setting in the heart of the village adjacent to St Peter's Church and just a short stroll from the shops, pubs, primary school and the open spaces of Walton Heath.

The property is offered for sale with no onward chain.

OFFERS INVITED IN EXCESS OF £1.1 MILLION







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IMPORTANT We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

