

Hamptons

INTERNATIONAL



Sandlands Grove, Walton-On-The-Hill, KT20

6  4  2 

GUIDE PRICE

£1,650,000
(£1,650,000)

Property details



Key features

- **Main Suite With Dressing Room**
- **5 Further Bedrooms**
- **Drawing Room**
- **Kitchen Dining Family Room**
- **Study**
- **4 Bath or Shower Rooms (2 Ensuite)**
- **Utility Room**
- **Stunning Gardens and Patio**
- **Electric Gates**
- **Underfloor Heating on 2 Floors**

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Description

This stunning 6 bedroom modern house in popular Walton-on-the-Hill measures over 3500sq feet and is set over 3 floors of well laid-out and spacious accommodation. Set behind electric gates offering security and privacy as well as parking to the front for several cars, it sits on a 0.29 acre plot and has a wonderful rear garden. A beautifully appointed six bedroom detached family home, offering over three floors of exceptional accommodation, set behind private electric gates in a peaceful residential setting on the edge of the sought-after village of Walton on the Hill. Combining timeless architectural elegance with contemporary luxury, this impressive home has been thoughtfully designed for modern family living and effortless entertaining. From the moment you arrive, the home exudes understated sophistication. A generous reception hall, centred around a bespoke oak staircase, creates an immediate sense of space and light, while high-quality finishes and carefully considered detailing continue throughout. The elegant triple-aspect drawing room provides a refined yet welcoming retreat, complete with a feature fireplace and log-burning stove. A separate study offers the ideal home office or library, while the rear of the house opens into an outstanding open-plan kitchen, dining and family room—the true heart of the home. Framed by two sets of doors opening onto a wraparound paved patio, this exceptional living space seamlessly blends indoor and outdoor living, creating the perfect setting for both everyday family life and entertaining on any scale. The bespoke kitchen pairs quality cabinetry with stone worktops and an extensive range of integrated appliances, centred around a Rangemaster range cooker. A separate utility room provides additional storage and practicality. The principal suite occupies a private sanctuary on the first floor, featuring a luxurious dressing room and an indulgent ensuite bathroom. A beautifully appointed guest suite also enjoys its own ensuite, while three further double bedrooms with fitted wardrobes are served by a stylish family bathroom. The second floor offers excellent flexibility, with an additional bedroom, a generous study or sixth bedroom, and a contemporary shower room—ideal for guests, teenagers or multi-generational living. Designed with comfort in mind, the property benefits from underfloor heating across the ground and first floors, programmable heating and hot water systems, quality double glazing and bespoke lighting throughout. The luxurious bathrooms are finished with Villeroy & Boch sanitaryware, Hansgrohe fittings, bespoke vanity units and elegant porcelain tiling, creating spa-inspired spaces that complement the home's refined aesthetic. This is a rare opportunity to acquire a substantial family home that effortlessly combines timeless elegance, contemporary comfort and an exceptional village lifestyle in one of north Surrey's most coveted locations. Outside, electronically operated gates open onto a generous driveway with ample parking. The mature landscaped gardens have been thoughtfully designed to provide year-round interest, with expansive paved terraces, established planting and specimen trees creating a wonderfully private backdrop for outdoor dining and entertaining. The extensive lawned garden is bordered by mature trees, hedges and plants, and enjoys the sun throughout the day and well into the evening. Situation Sandlands Grove is a cul-de-sac located at the end of Sandlands Road in the heart of Walton-on-the-Hill, one of Surrey's most desirable villages. Surrounded by the rolling countryside of the North Downs and extensive Areas of Outstanding Natural Beauty, the village enjoys an exceptional range of local amenities including traditional pubs, cafés, independent shops, a butcher and village store. Outstanding schooling is available nearby, alongside renowned golf courses including Walton Heath, excellent equestrian facilities and the open spaces of Epsom Downs and Box Hill. Tadworth station provides regular services to London Bridge and Victoria, while the nearby M25 offers convenient access to both Heathrow and Gatwick airports. Property Ref Number: HAM-66354



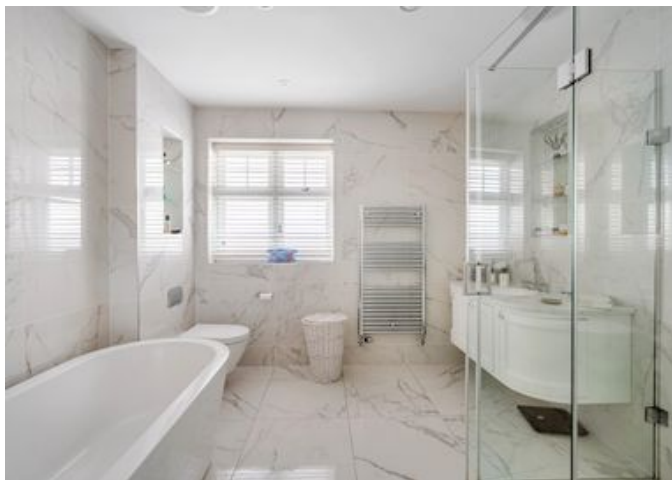




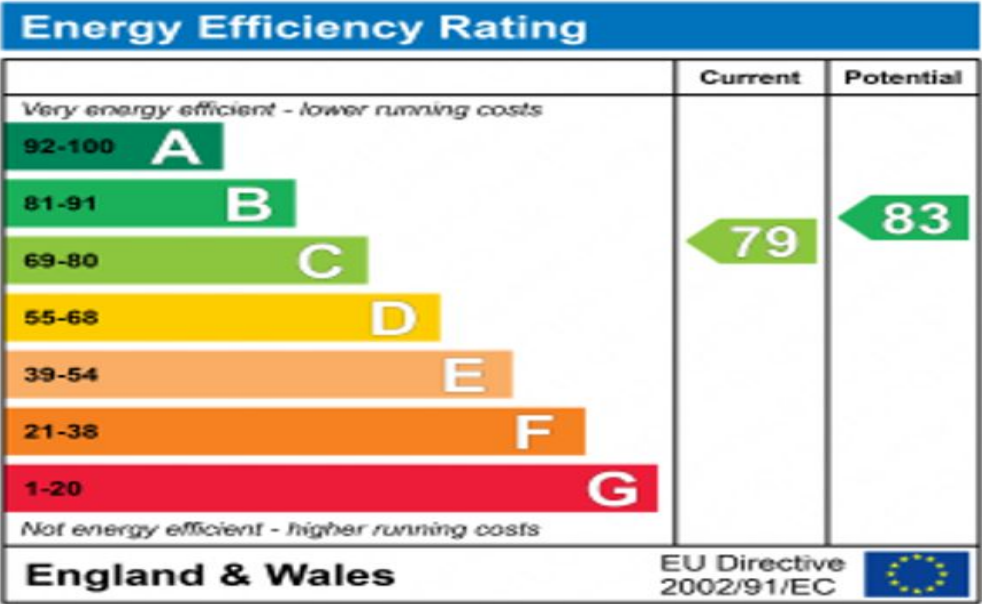












Floor plan

Approximate Area = 3158 sq ft / 293.3 sq m (excludes void)
 Limited Use Area(s) = 178 sq ft / 16.5 sq m
 Garage = 184 sq ft / 17 sq m
 Total = 3520 sq ft / 326.8 sq m
 For identification only - Not to scale

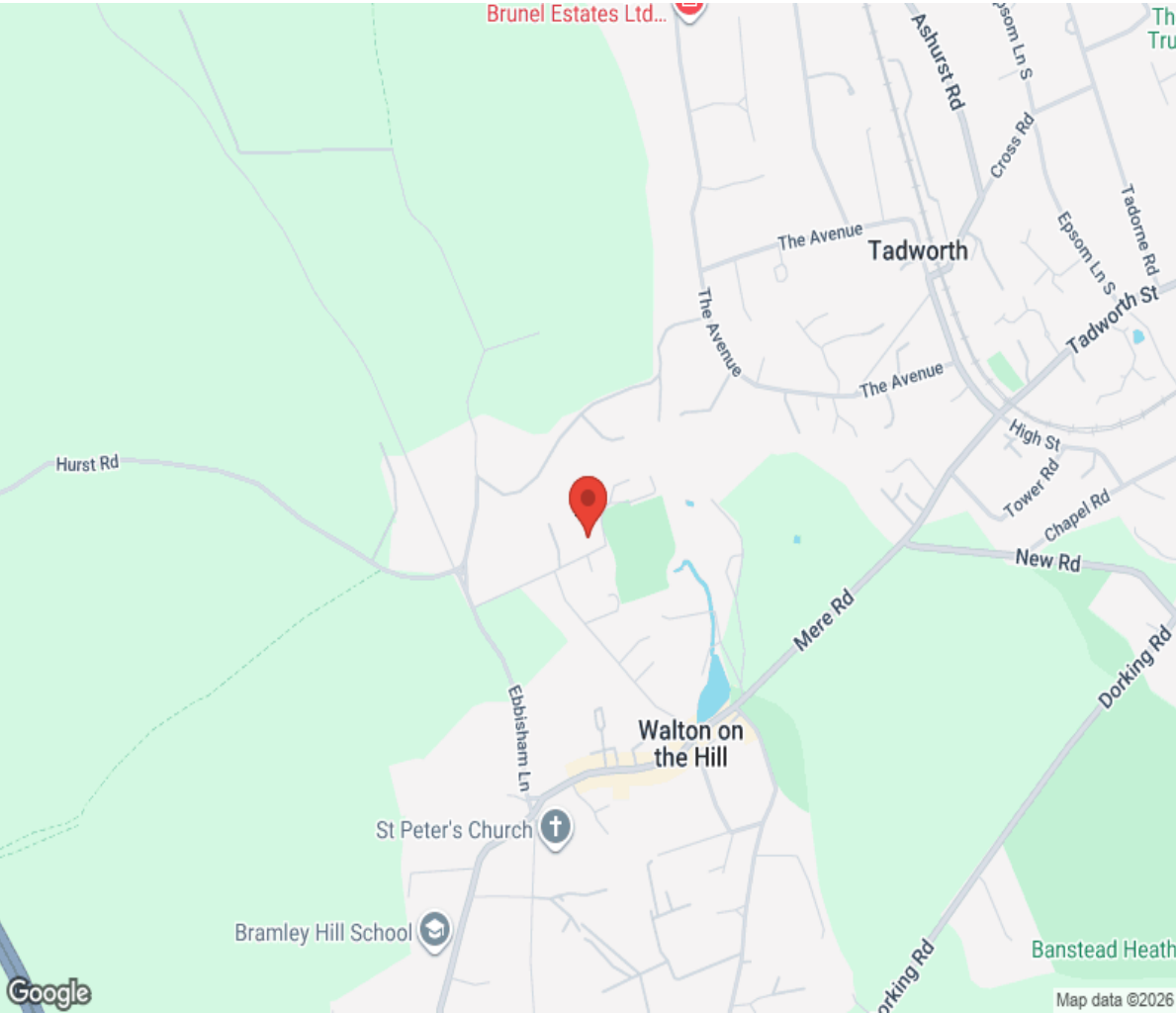


→ Reduced headroom below 1.5m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Location



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