



**BREECH LANE**

WALTON ON THE HILL

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# ST PETERS COTTAGE, 2 BREECH LANE

WALTON ON THE HILL KT20 7SD



2 RECEPTION ROOMS



2 BEDROOMS



FIRST FLOOR BATHROOM



KITCHEN WITH FITTED APPLIANCES

**APROX. 747 FT<sup>2</sup> | 69.4 M<sup>2</sup>**

Enjoying a lovely location in the heart of the village opposite St Peters Church a charming, detached period cottage with attractive timber clad elevations.

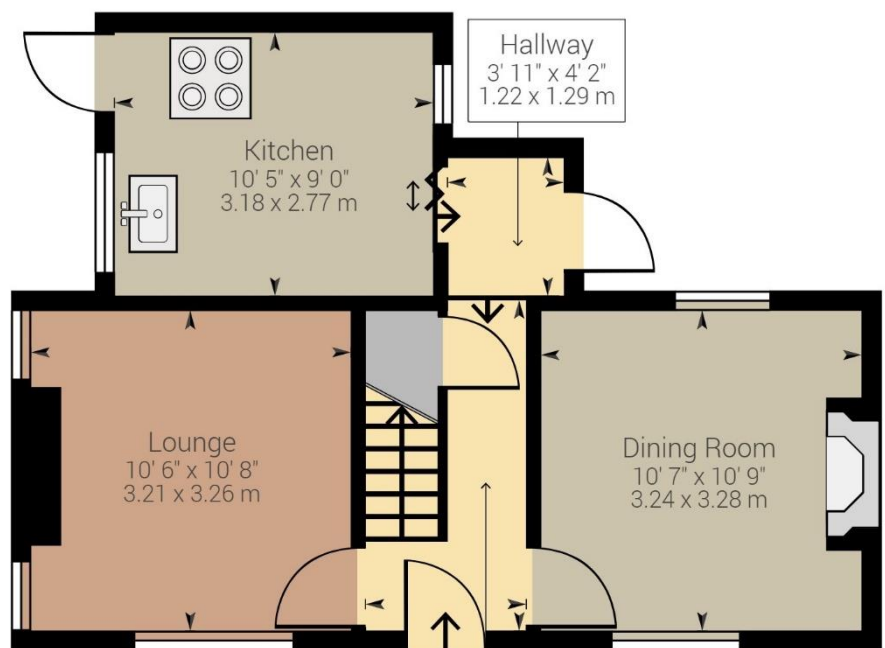
Built we understand in the mid 1850's the property is very well presented and boasts two bedrooms, two receptions, a modern kitchen and first floor bathroom, two double bedrooms and double glazing throughout. Outside there is a driveway to the side with parking for one car and a single garage, a small front garden and a pretty west facing rear garden.

The village centre offers local shops and services, renowned pubs/restaurants and the village primary school. The picturesque Mere Pond and the open spaces of Walton Heath are very close and with Tadworth station being only 1 mile away.

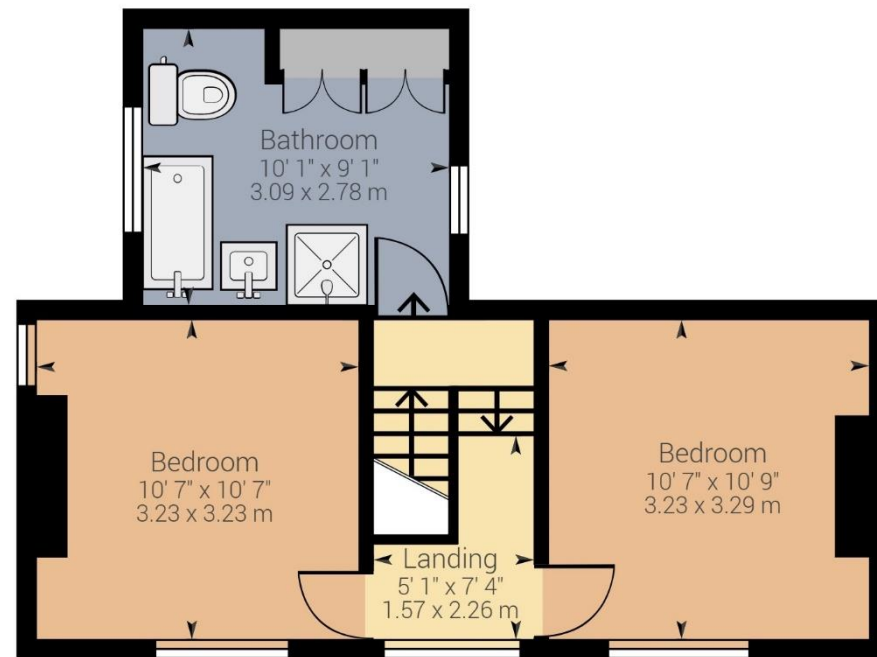
**ASKING PRICE: £595,000**







Ground Floor



1st Floor







**MICHAEL  
E ✓ ERETT**

**WALTON ON THE HILL** 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ  
**01737 814877**



**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.

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