

Walton on the Hill



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A unique, modernist house in Walton on the Hill, set in 2.6 acres, with equestrian facilities and extensive leisure facilities including an indoor swimming pool.

This exceptional residence was built in 1976 on the site formerly occupied by Dowding Castle, reputedly a hunting lodge frequented by King Henry VIII, and later by a Victorian house that was destroyed by fire. The property was designed by the award-winning architect Malcolm Lovibond and commissioned by a member of the renowned music group 10cc.

This house reflects a strong modernist influence, with its low, south-facing horizontal profile and seamless integration with the surrounding landscape. It features impressive Canadian redwood elevations and a sweeping cantilevered copper-clad roof. Extensive glazing and internal timber cladding embody the design ethos of the era, emphasising natural materials and creating a home of notable architectural distinction. The property also offers a wealth of premium features, including air conditioning and a modern security system, with private gated access. This exceptional home is situated in one of Surrey's most sought-after locations, with private grounds of approximately 2.6 acres incorporating landscaped gardens, equestrian facilities and a suite of leisure facilities including a swimming pool and tennis court. There is also a separate 4/5 bedroom lodge house set at the end of the drive and this is currently let.

The Property

This exceptional property represents a rare and striking example of its architectural genre. The design is defined by a thoughtful interplay of materials, with natural textures, sharp angles and soft curves evident throughout. The main reception room in particular makes a remarkable architectural statement, featuring an exquisite curved, vaulted ceiling. Extensive timber, seen in wall cladding and flooring, brings warmth and continuity, while expansive glazing frames the verdant surroundings, drawing the landscaped grounds into the living spaces and enhancing the sense of connection with nature. There are also industrial influences seen in exposed brickwork and the striking metal spiral staircase. The home is further enhanced by a warm air heating system, integrated with an air conditioning unit, ensuring year-round comfort. The result is a highly individual home, carefully considered in every detail.

This house offers a thoughtfully considered layout that lends itself perfectly to both family living and entertaining. Accessed via a spacious and welcoming entrance hall, the ground floor accommodation flows effortlessly, with a collection of reception rooms positioned to take full advantage of the south-facing rear aspect. The elevated living room is a particular highlight, with full-height glazing that frames the captivating views over the landscaped gardens and access to a private balcony. A central snug provides a more intimate setting, complete with French doors opening directly to the garden, while the dining room, also enjoying the garden vista, connects to the outstanding contemporary kitchen. Fitted with bespoke cabinetry, it features an informal island for casual dining and high-quality integrated appliances including Miele ovens and a Bosch dishwasher. Practicality is further enhanced by an adjoining utility room and cloakroom.

**7,104 sq ft (660sq m) | 3 reception rooms | 7 bedrooms | 4 bathrooms
Recreation suite with gym, sauna and indoor swimming pool
Games room and Studios
Landscaped gardens and floodlit tennis court
6 bay stable block, tack room, paddock and floodlit manège
Freehold | Residential**

Guide price £4,950,000

The principal bedroom suite benefits from extensive glazing, a walk-in wardrobe and a stylish en suite shower room. There are five further bedrooms on this level, served by two well-appointed family bathrooms, one of which features a whirlpool bath and walk-in shower.

To the western side of the property lies an impressive leisure complex, incorporating a gym, sauna and a stunning indoor swimming pool, all finished to a high specification and enjoying excellent natural light. The pool room further benefits from underfloor heating. Sliding doors open from the pool onto the raised deck, providing a wonderful space for entertaining. On the lower ground floor, there is an expansive games room and a series of versatile rooms, including a music studio, providing further flexibility, alongside a cloakroom, boiler room and additional storage. This space could lend itself to a variety of uses, such as a home cinema, home office or business use, subject to the necessary consents. Stairs also ascend to a generous bedroom, which enjoys glazing to three aspects and direct access to the grounds beyond.

Outside

The setting of this exceptional property is central to its remarkable appeal, offering a rare sense of seclusion. The house is approached through electric gates and positioned at the end of a driveway that meanders through beautifully curated grounds, framed by a canopy of mature trees and sweeping lawns. Set within exquisitely landscaped gardens, the property has been thoughtfully designed to balance privacy with natural beauty. Mature plantings, sculpted hedging and layered borders provide year-round interest, texture and colour, while discreetly positioned sheltered areas offer tranquil spaces for relaxation.

The property also features a substantial garage, which may accommodate up to six vehicles, alongside generous parking. A vegetable garden is neatly tucked to one side, while a tennis court is discreetly positioned to the rear, enhancing the property's outstanding lifestyle offering. The grounds also comprise beautifully maintained formal lawns and terraces, one with a built-in barbeque and a pizza oven, making it ideally suited to al fresco dining and hosting during the warmer months. Mature trees and manicured hedging ensure an exceptional level of privacy. The south-facing rear elevation benefits from elevated decking, from which the garden vistas and outlook can be fully appreciated.

The grounds also offer equestrian facilities with 6 bay stabling, a tack room, a manège and small paddock.

Location

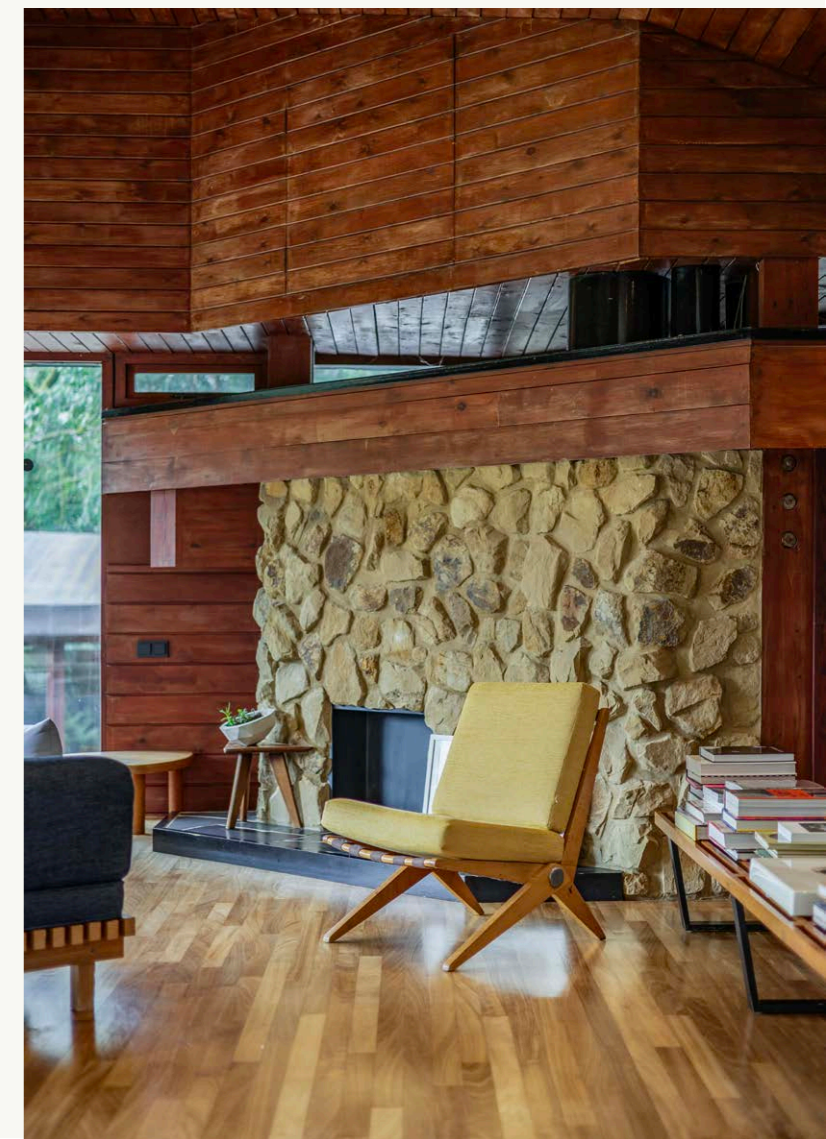
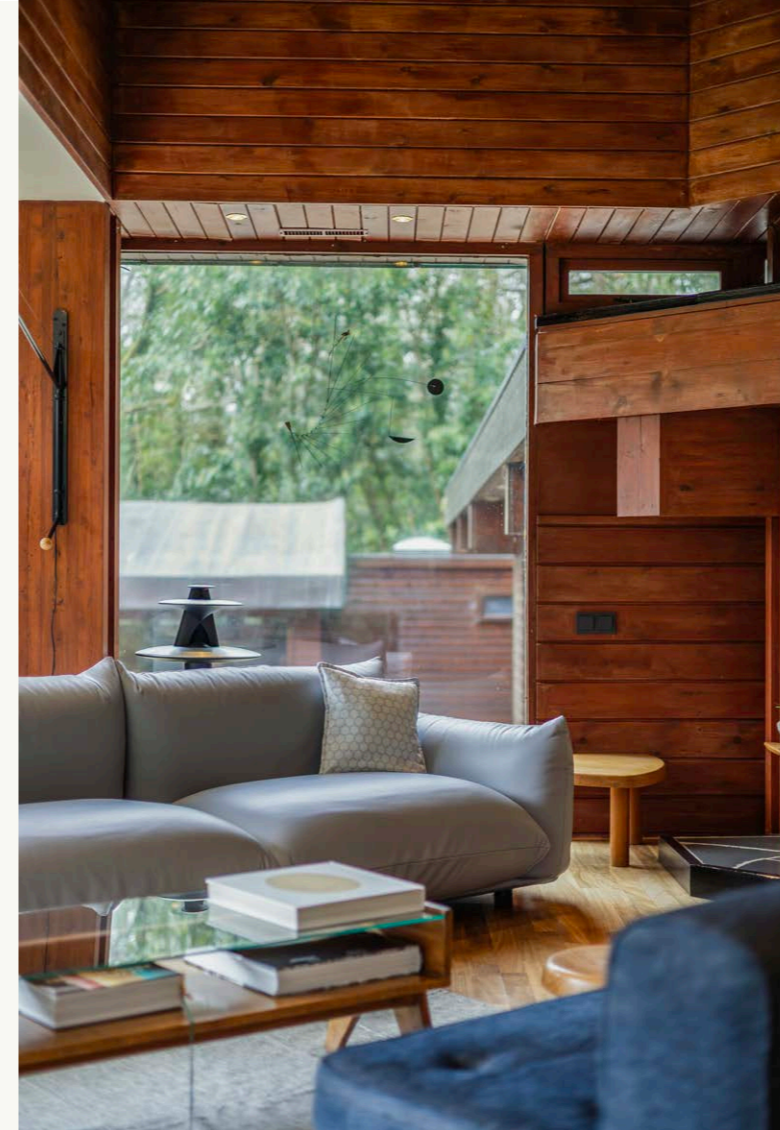
This modernist house is situated on the edge of the sought-after village of Walton on the Hill, which enjoys a beautiful countryside setting, alongside a comprehensive range of amenities. The village offers a selection of pubs such as The Chequers, independent eateries and cafés, as well as convenience stores, independent shops and a post office, catering for everyday needs and practicality. Further amenities are available in nearby Tadworth, which lies to the north and provides a wider selection of local shops, supermarkets, cafés, and everyday services, along with leisure facilities and healthcare provision, making it a convenient and well-connected local hub.

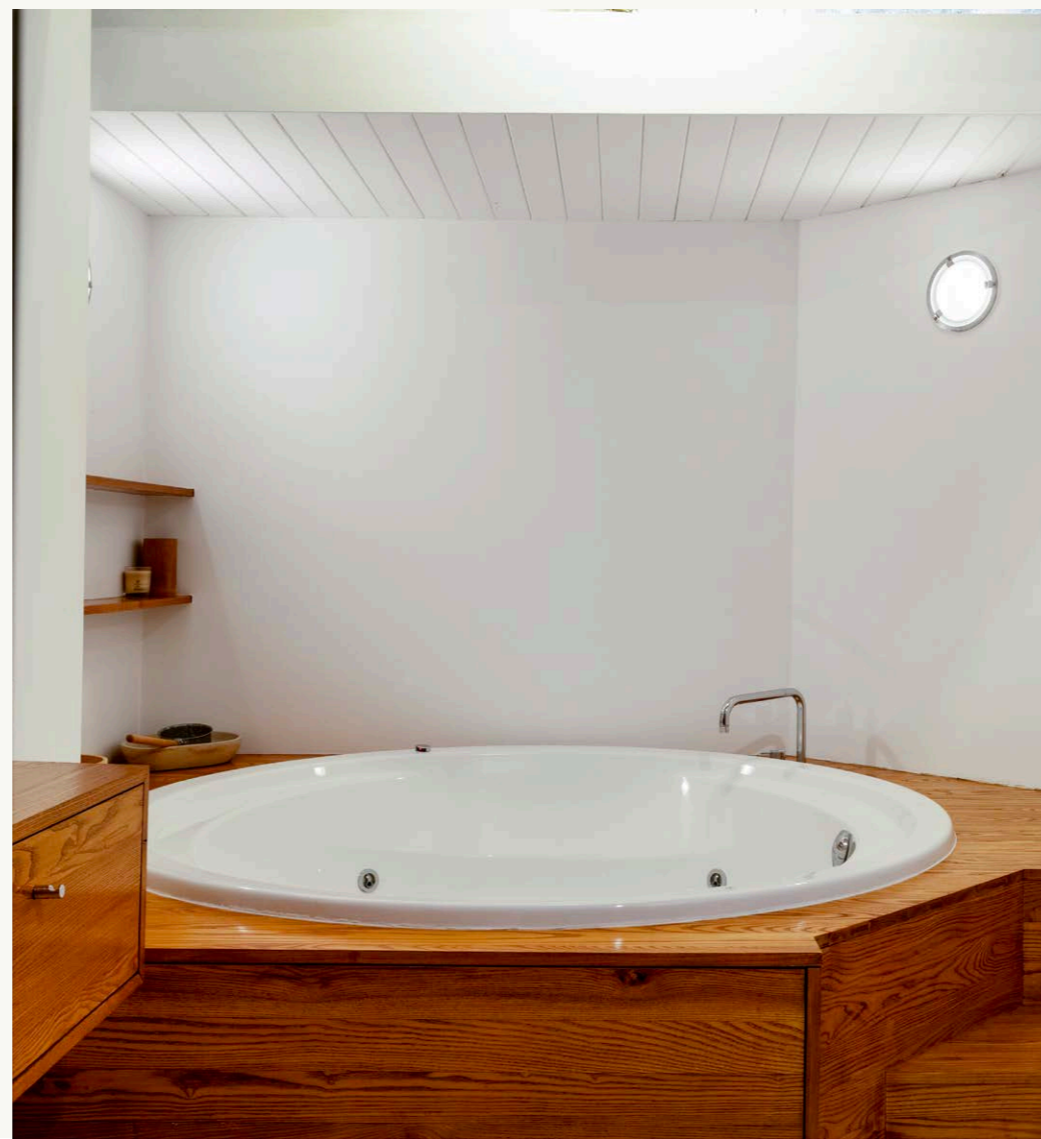
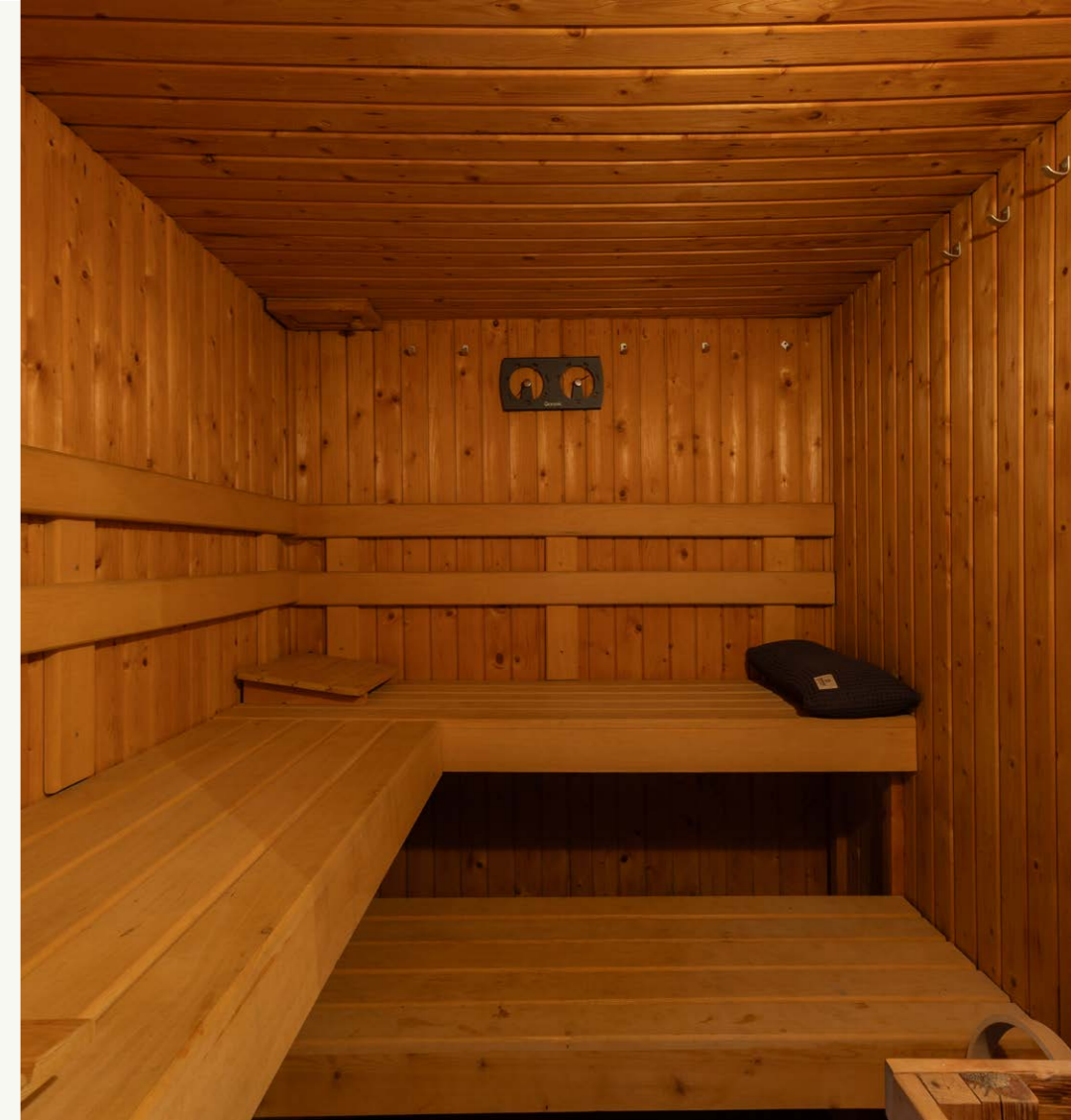
The area is also well known for its excellent access to the surrounding countryside, including the iconic Box Hill, a National Trust beauty spot offering outstanding walking, cycling and outdoor pursuits, with far-reaching views across the Surrey Hills. Leisure opportunities are further enhanced by nearby facilities, including the world-renowned Walton Heath Golf Club, which is moments away and offers exceptional golfing in a stunning setting. In addition, the famous Epsom Downs Racecourse is close by, providing a prestigious venue for horse racing and major events throughout the year, adding to the area's outstanding leisure offering.

There are a range of educational facilities nearby, including a popular primary school, as well as an excellent selection of grammar, private and state secondary schools within the wider area.

Transport links are excellent via Tadworth, which offers a railway station with direct services to London Bridge (45 minutes) and London Victoria (1 hour). Road connections are equally strong, with the M25 motorway (Junction 8) accessible via the A217, providing swift access to central London as well as both Heathrow and Gatwick Airports.

Local Authority: Reigate and Banstead Council
Services: Mains electricity and water. Private drainage (we are not aware whether this complies with current regulations).
Gas-fired central heating.
Council Tax: Band H
EPC Rating: D








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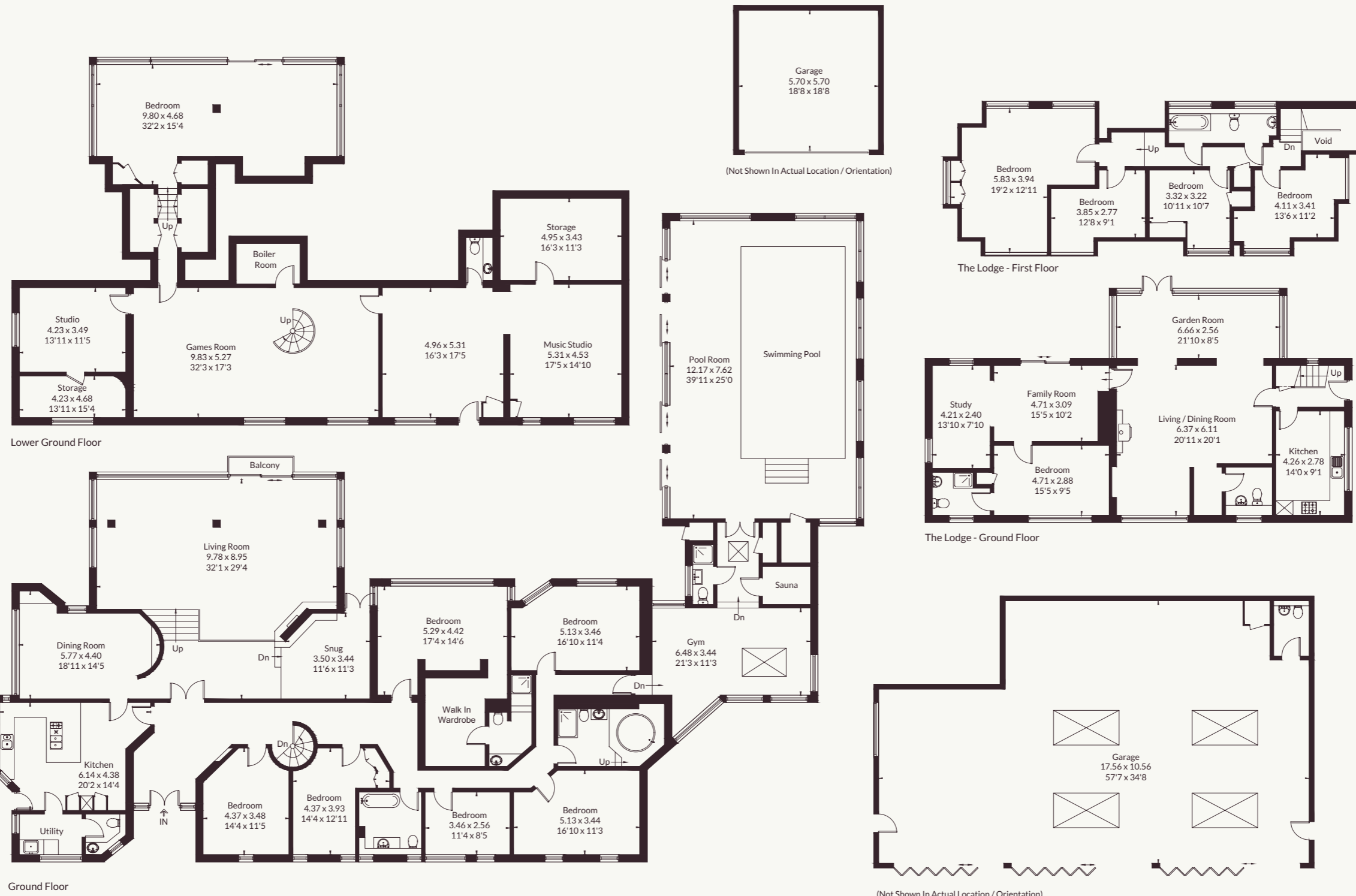
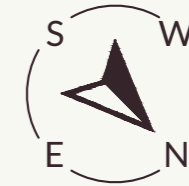


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Approximate Floor Area = 660 sq m / 7104 sq ft
 The Lodge = 200.3 sq m / 2156 sq ft
 Garages = 201.7 sq m / 2171 sq ft
 Total = 1062 sq m / 11431 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105669

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