



# Torrence House & Lyle House

*Walton-on-the-Hill, Tadworth, Surrey*



Molecomb are proud to present our latest executive properties.

## Torrence House & Lyle House

5 bedroom, detached executive homes located in the sought-after village of Walton-on-the-Hill, Surrey.

These spacious properties have a traditional look and feel, yet the benefit of a modern open plan kitchen and dining area. Spread out across three floors, with ample storage and a meticulous finish.

Situated on a private road, these exclusive properties are just a 50 minute train journey to London. A peaceful retreat from the bustle of London yet serviced by a variety of local amenities including primary schools, the local village, Surrey Downs, shopping in nearby Reigate, and a multitude of National Trust sites.

Golf lover's rejoice. As per their namesake, Torrence and Lyle House are only moments away from the Walton Heath Golf Club, whose historical patronage includes King Edward VIII, Winston Churchill and David Lloyd George.

Generously sized, beautifully presented, and conveniently located. Turn the page to explore the splendour of both Torrence House and Lyle House.

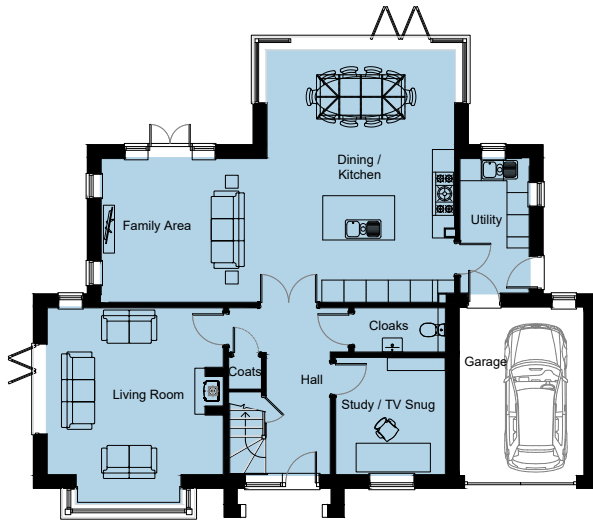
Torrence House  
computer generated image  
for guidance only











### *Ground floor*

**Living Room** 4.78m x 4.53m / 15'8" x 14'10"

**Family Area** 4.50m x 3.90m / 14'9" x 12'10"

**Dining/ Kitchen** 5.09m x 6.85m / 16'8" x 22'6"

**Study/ Snug** 2.98m x 3.18m / 9'9" x 10'5"

**Utility** 1.88m x 3.65m / 6'2" x 12'

**Cloaks** 2.48m x 1.20m / 8'1" x 3'11"

**Garage** 3.39m x 4.58m / 11'1" x 15'



### *First floor*

**Master Bedroom** 3.76m x 4.53m / 12'4" x 14'10"

**Bedroom 2** 3.14m x 3.81m / 10'3" x 12'6"

**Bedroom 3** 4.35m x 3.24m / 14'3" x 10'7"

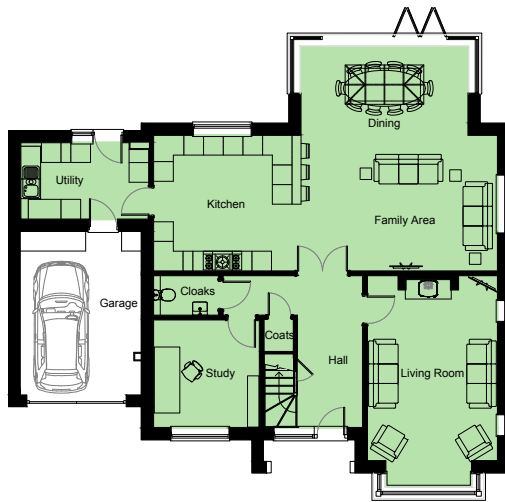
**Bedroom 4** 3.60m x 3.81m / 11'10" x 12'6"



### *Second floor*

**Bedroom 5/ Games Room** 4.13m x 3.32m / 8'5" x 5'7"

**Store/ Plant Room** 2.19m x 4.55m / 7'2" x 14'11"



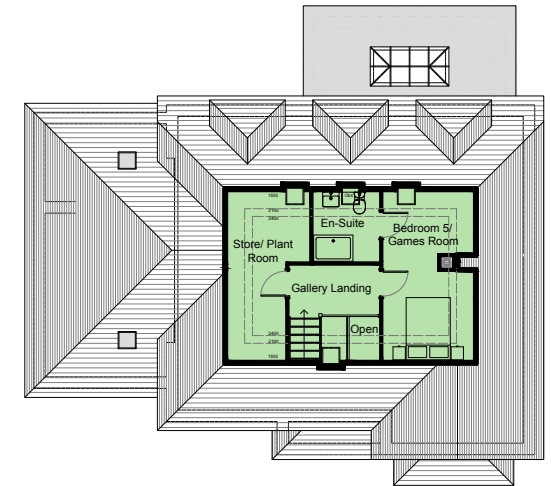
### *Ground floor*

**Living Room** 3.97m x 5.64m / 13' x 18'6"  
**Family Area** 5.09m x 2.73m / 16'8" x 8'11"  
**Dining** 5.99m x 4.14m / 19'8" x 13'7"  
**Kitchen** 4.5m x 4.14m / 14'9" x 13'7"  
**Study** 3.23m x 3.28m / 10'7" x 10'9"  
**Utility** 3.90m x 2.35m / 12'7" x 7'9"  
**Cloaks** 1.96m x 1.20m / 6'6" x 3'11"  
**Garage** 5.0m x 3.70m / 16'5" x 12'2"



### *First floor*

**Master Bedroom** 3.72m x 4.07m / 12'2" x 13'4"  
**Bedroom 2** 3.81m x 3.97m / 13' x 12'6"  
**Bedroom 3** 3.20m x 4.63m / 10'6" x 15'2"  
**Bedroom 4** 3.36m x 4.14m / 11' x 13'7"



### *Second floor*

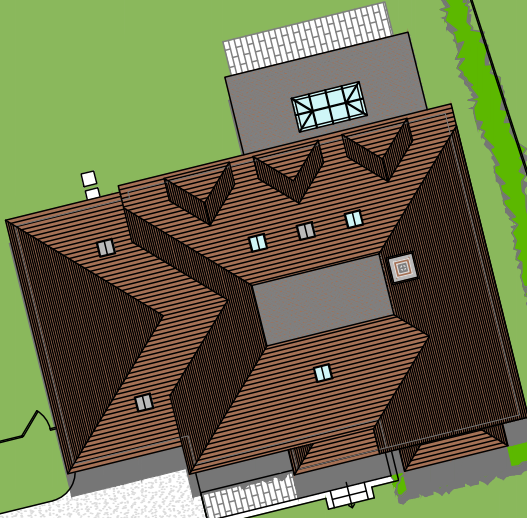
**Bedroom 5/ Games Room** 2.74m x 5.12m / 9' x 16'10"  
**Store/ Plant Room** 2.48m x 2.12m / 8'2" x 6'11"



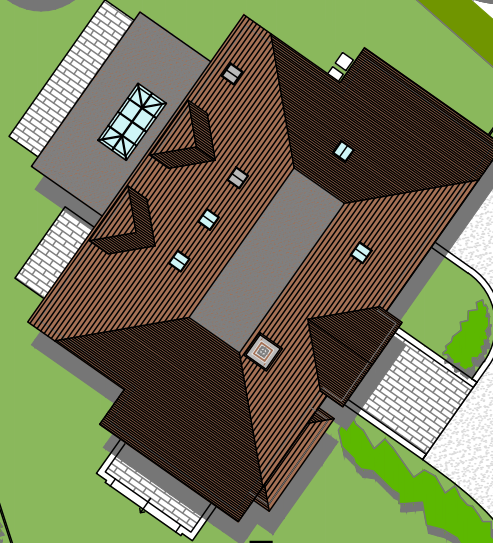
Siteplan

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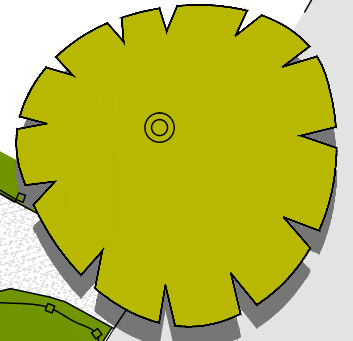
Walton  
Lodge



Lyle  
House



Torrence  
House



Heath Drive

Russell Close

## Specifications

### ***Kitchens***

- Bespoke handmade fitted kitchen with painted units complimented with quartz or marble stone worktops
- Integrated appliances to include electric oven, combination microwave oven, induction hob and extractor above, warming drawer, full height fridge, freezer, dishwasher and wine cooler
- Recessed lights and under pelmet lighting
- To the utility room there is space for a washing machine and tumble dryer as well as a stainless steel sink and drainer

### ***Internal***

- Painted internal doors with chrome fitments
- UPVC flush sash windows and chrome fitments

### ***Bathrooms, cloakroom and en-suites***

- Showers with low-level trays and glass screens
- Sanitary ware by Villeroy & Boch with chrome fitments
- Designer wall and floor tiles

### ***Flooring***

- Tiles laid to the kitchen, living/dining area, entrance hall, en-suite bath/shower rooms, utility room and cloakroom
- Carpets to all other areas

### ***Central Heating***

- Gas central heating via radiators to the first and second floors and underfloor heating to the ground floor
- Chrome towel rails with summer settings fitted to en-suite bath/shower rooms

### ***Security***

- Full alarm system fitted

### ***Electrical***

- Pre-wired for satellite TV system
- Pre-wired for an entertainment system to the ground floor and master bedroom

### ***External***

- Footpaths and terrace in Indian stone
- External lighting to the front and rear of the house
- Electric up and over doors to garage
- Landscaped front and rear gardens with turfed laid and planting to compliment



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