



On the edge of the heath

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## Dorking Road Tadworth

Tadworth Village and Station ½ mile  
London 17 miles M25 3 miles  
London by rail 45 minutes  
Times and distances are approximate

This magnificent Victorian house has an enviable location on the edge of heathland and offers a substantial and refurbished family home.

**Price £1.65 million**

View by appointment please, exclusively through  
Richard Saunders and Company  
Telephone 01737 360000

[kingswood@richardsaunders.co.uk](mailto:kingswood@richardsaunders.co.uk)



- Reception Hall ■ Cloakroom
- Drawing Room ■ Dining Room ■ Family Room ■ Sitting Room
- Study ■ Kitchen-Breakfast Room ■ Utility Room
  
- Principal Bedroom with luxury en suite Bathroom
- 4 further Bedrooms ■ 2 further Bath/Shower Rooms ■ Cloakroom
  
- Gated Entrance and long block-paved Driveway with extensive parking
- Carport for 3 cars ■ Tandem length Double Garage
- Beautifully Landscaped Gardens ■ Heated Swimming Pool ■ Open gazebo with Spa Tub
- In all approximately two thirds of an acre



Built around 1900, this impressive and individual detached house shares a quiet lane with just two other houses and faces a secluded part of heathland with delightful views thereto.

In recent years the house has been thoughtfully extended and comprehensively refurbished to enhance the grand interior which has high ceilings and large windows giving a spacious ambiance. The house now offers a large family home with many modern refinements and luxuries throughout whilst important period features have been retained.

The gardens too are a feature, having been landscaped to create excellent areas for both family use and entertaining. There is a large double garage in addition to carports for three cars and further secure parking. An interior viewing is strongly recommended.



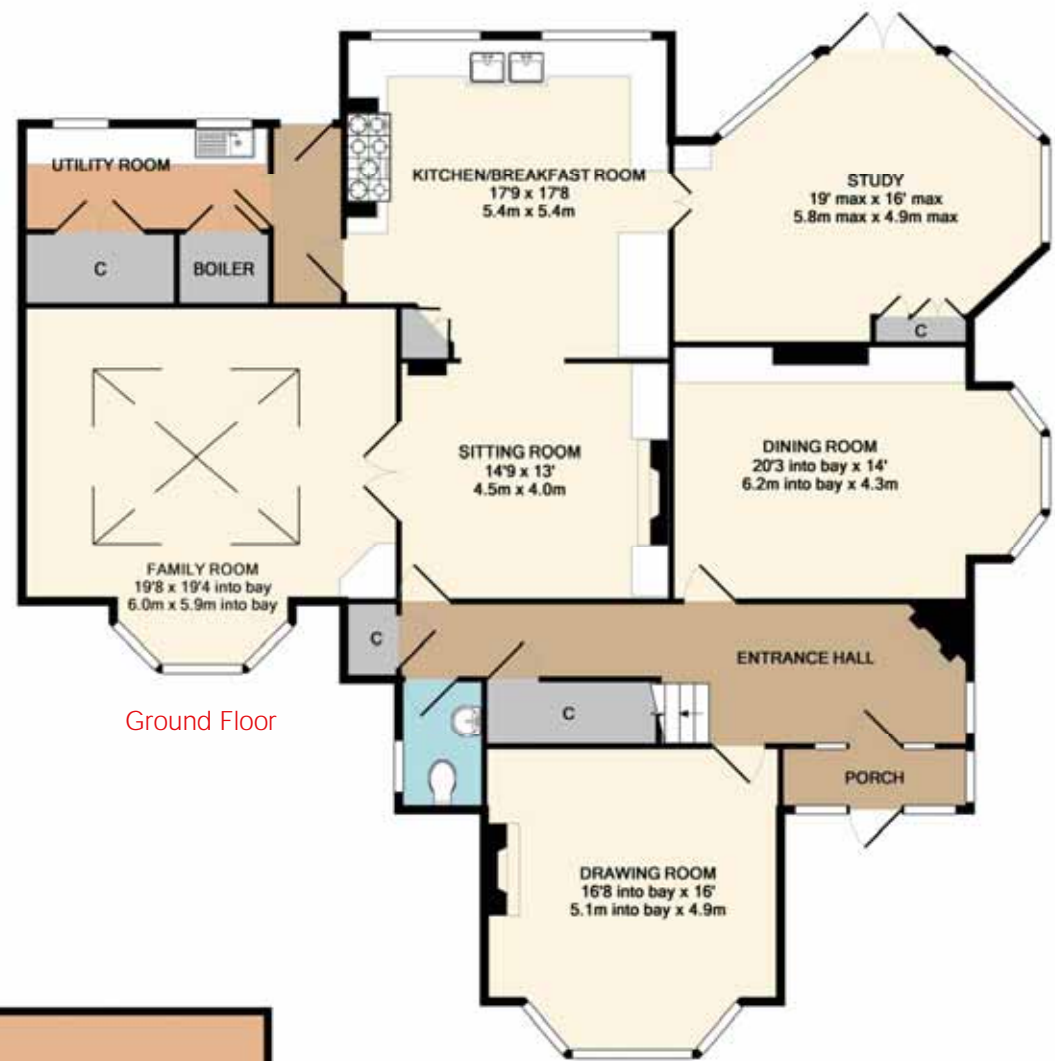


Situated in this attractive location just off Dorking Road, the property is within walking distance of Tadworth village with its excellent local shopping and commuter rail services to London Bridge and Victoria in under an hour. More comprehensive amenities can be found at Epsom, Reigate and Banstead Village, all of which are within a short drive. The A217 provides an arterial route to London and the M25 at Junction 8.

This area of Surrey Downs has a wide choice of schooling and the many venues for cultural pursuits include theatre and cinemas at Epsom and Reigate, and many fine restaurants and country pubs.

For sporting interests, within a short drive there is golf at Walton Heath and the RAC Golf and Country Club at Epsom. Epsom Downs, home of the famous Derby, is just a few miles away and the beautiful countryside of Walton Heath is on the doorstep.

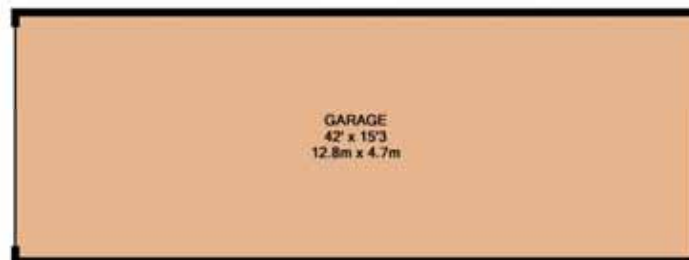




Ground Floor

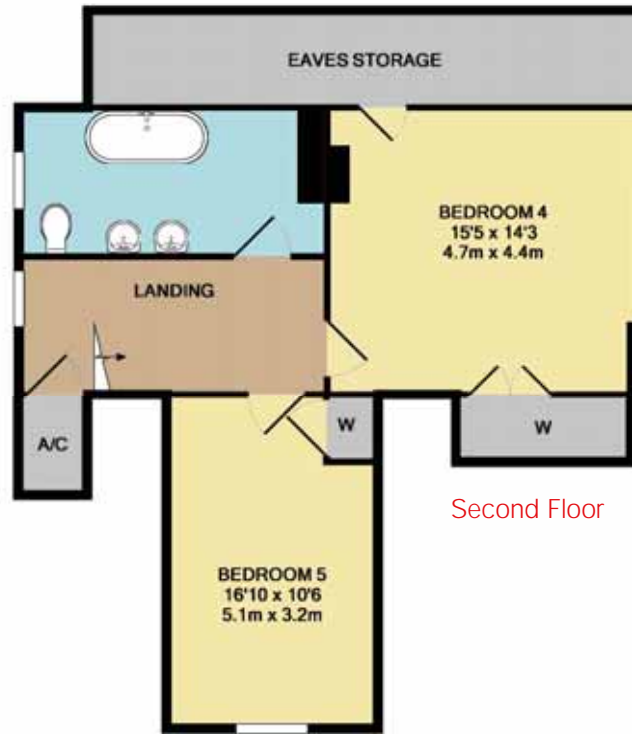


Garage and Car Ports  
(Not shown in position)



[see more at richardsaunders.co.uk](http://richardsaunders.co.uk)

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## FEATURES:

- Beautiful Bespoke Kitchen-Breakfast Room with granite surfaces and integrated appliances
- Luxury Bathrooms and Shower Room
- Renewed Gas Central Heating with heritage radiators to principal rooms
- Original staircase, interior doors and joinery
- Some original fireplaces
- Tall ceilings with ornate covings to principal reception rooms
- Refurbished sash windows on the ground and first floors
- Gated entrance and long block-paved driveway with extensive parking
- Large tandem double garage with automated door
- Carports for three cars
- Open gazebo with spa tub
- Recent new roof
- Carefully extended with matching materials
- In all, around 0.65 acre
- Landscaped Gardens with a high degree of privacy
- Heated Swimming Pool with secure automatic sliding cover
- 'Edge of Heath' location

