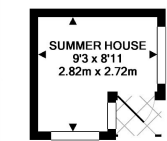
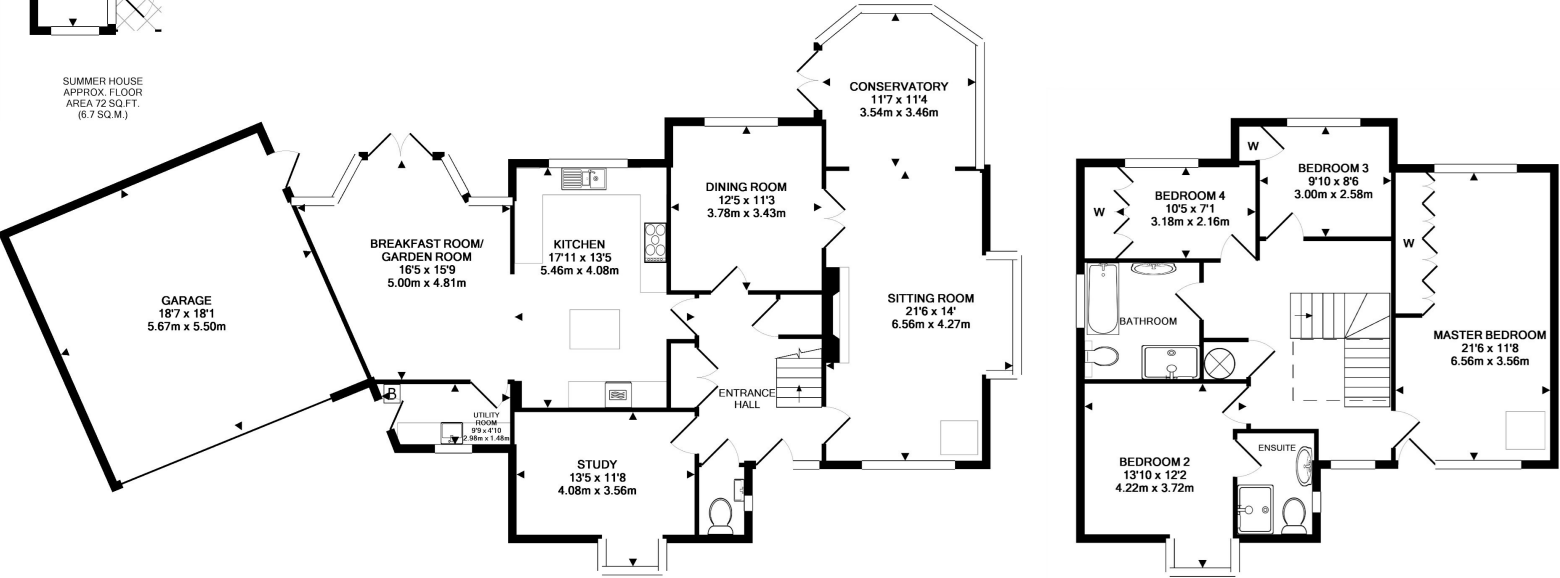




27 | Meare Close | Tadworth | Surrey  
KT20 5RZ



SUMMER HOUSE  
APPROX. FLOOR  
AREA 72 SQ.FT.  
(6.7 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1679 SQ.FT.  
(155.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2637 SQ.FT. (245.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
APPROX. FLOOR  
AREA 886 SQ.FT.  
(82.4 SQ.M.)



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedy's has the authority to make or give any representation or warranty in respect of the property.







## 27 | Meare Close | Tadworth | Surrey KT20 5RZ

Kennedys' are delighted to offer this deceptively spacious four bedroom family home sitting on a generous plot in a tucked away location on this well regarded private development on the edge of the Village. Originally built in 1993, this attractive house is partially tile hung and is approached via a paved path through a beautiful front garden with established borders and ornamental trees, once inside a generous entrance hall gives access to a large study to the front of the house, downstairs W.C and on the other side a spacious and airy formal sitting room with feature fire place fitted with gas burner, large bay window to the side, as well as the addition of a very discreet lift giving access to the master bedroom – from here is both access to a formal dining room which is currently being used as a snug and conservatory which offers beautiful views over the rear garden. At the back of the house is a simply breath-taking kitchen/breakfast room which can certainly be described as the hub of the home! The kitchen itself is well maintained and fitted with cream gloss units, integrated Bosch appliances to include double oven, dishwasher and induction hob as well as space for an American style fridge freezer and also benefiting from a kitchen island with space for breakfast stools and drinks fridge–the kitchen leads directly into the beautiful orangery, currently being used as a dining/breakfast room. Off the kitchen, is a fully fitted utility room with access to the front of the house. French doors also lead out onto a

beautiful paved terrace, perfect for entertaining or just to enjoy the garden.

Upstairs are four good sized bedrooms, one with en-suite and a family bathroom arranged around a very generous landing area. The Large master bedroom has plentiful wardrobe space and can also be accessed via the lift, again fitted very discreetly to one corner of the room. Bedroom two benefits from a fully tiled, contemporary shower room, bedroom three is also fitted with a wardrobe and bedroom four is currently being used as a dressing room. The family bathroom has bath and separate shower and is also contemporary in style and fully tiled.

To the outside, the house has private parking for four cars with access into a double garage. As previously mentioned the front garden is beautifully maintained and provides lots of privacy with the ornamental trees, borders and brick wall boundary. To the rear is a complete oasis of a garden which is professionally cared for and simply stunning to look at with a huge variety of plants, shrubs, vines and water feature. The garden is fitted with close board fencing and backs onto woodland creating an extremely private space. The large paved patio creates a wonderful outdoor living area and to the side, tucked behind the garage is a pretty painted wooden garden room, once an art studio, and would make a great home office or hobby room. Meare Close, is a wonderful home, well maintained and with well laid out accommodation over two floors.

Tadworth village is within a short walk and is well served by local shops and facilities including independent traders such as butcher, fishmonger, baker, dry cleaners,vet, and florist as well as a choice of restaurants, village supermarket and mainline train station to London. There are a variety of schools within the area including Tadworth Primary School, Chinthurst Prep School, Tadworth & Walton on the Hill

Primary Schools and the renowned City of London Freeman's School and Epsom College. Local recreational facilities are located at venues such as Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides.

**Price: £1,150,000**

