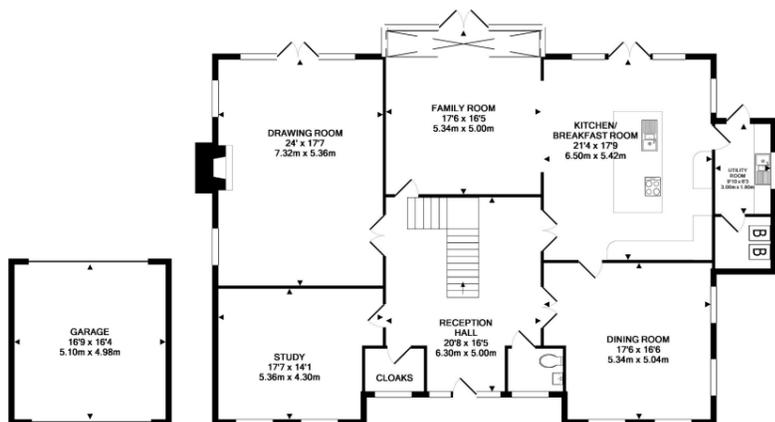
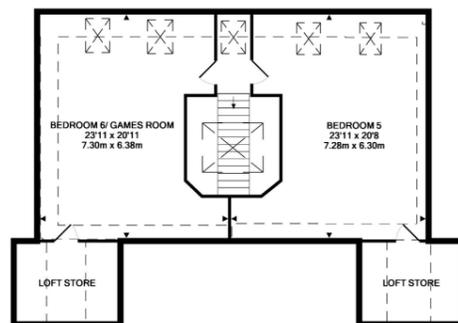
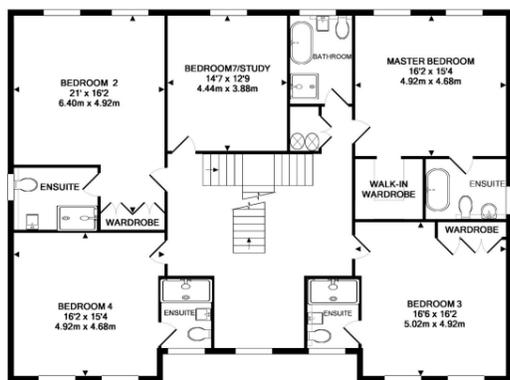




28 | Downs Way | Tadworth | Surrey
KT20 5DZ



TOTAL APPROX. FLOOR AREA 5414 SQ.FT. (503.0 SQ.M.)
While 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metron 02/18



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92 to 100)		
B (81 to 91)	85	85
C (69 to 80)		
D (55 to 68)		
E (39 to 54)		
F (21 to 38)		
G (1 to 20)		
Not energy efficient - higher running costs		

England, Wales & N.Ireland
EU Directive 2002/91/EC



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.



28 | Downs Way | Tadworth | Surrey KT20 5DZ

Set on a premier road in Tadworth is this outstanding seven bedroom property measuring over 5,000sqft and sitting on a large plot, close to the village and train station, and within an easy walk of the beautiful Epsom Downs.

The downstairs living space enjoys a combination of porcelain tiles and limed oak flooring with underfloor heating throughout, and comprises a striking entrance hall with solid oak central staircase with cloakroom to one side and cloaks cupboard to the other. Also off the entrance hall is a generous sized study, formal drawing room with contemporary open gas fire with white granite surround and French doors onto the garden, a formal dining room leading through to the bright and spacious kitchen/dining/family room also accessible from the hallway. The impressive open plan kitchen/dining/family area is undoubtedly the hub of the home and enjoys views across the garden. The 'Neptune' kitchen boasts black star granite worktops and incorporates a central island and breakfast bar with induction hob and under mounted sink fitted with a 'Quooker' boiling water tap. An abundance of full height cabinets offer plenty of storage with integrated double ovens and American style fridge freezer. From the kitchen is a fully fitted 'Neptune' utility room with the same black star worktops with integrated washing machine and tumble dryer as well as access to the garden. The termination of the Cat 6 cabling is also housed in this room which provides internet points to most rooms. There is also a 'Sonos' built in speaker system with integrated speakers to the ground floor reception rooms.

There are 7 bedrooms in total; to the first floor, 5 bedrooms are located off a

central landing area with a stunning family bathroom servicing bedrooms 5,6 and 7. Bedrooms 2,3 & 4 all benefit from fully tiled en-suite shower rooms whilst the Master bedroom has an en-suite bathroom with separate shower and bath as well as a fully fitted 'Sharp' walk in wardrobe. On the second floor are two further bedrooms one of which is currently being used as a TV/games room. There is also an abundance of of eaves storage wrapping around the second floor.

Outside is the beautiful and well sized garden offering lots of privacy and mainly laid to lawn. At the back of the house is an expansive patio area perfect for entertaining. The house can be accessed via a pedestrian gate on either side and the double garage is fitted with electric doors on both sides allowing for vehicular access from front to back if required.. a superb idea if you do a lot of entertaining and need such access to the rear of the property.

The property is approached via an in and out gravel driveway. The front of the house is bordered with a low brick wall and planting and cabling is in place to allow for electric gates. The property is also well fitted with external lighting which surrounds the exterior of the property as well as the boundary.

This is a truly spectacular and beautifully presented home offering spacious and flexible living accommodation and constructed only 6 years ago to an extremely high standard, being originally built for the developers personal use.

Features include: Solid construction to first and second floor. Underfloor heating throughout the first and second floor, two hot water pressure systems, Neptune kitchen and utility room, Porcelanosa tiles to the kitchen/family/dining room and hall, limed oak flooring to principle reception rooms, full tiled bathroom and ensuite shower rooms, cat 6 cabling throughout, Sonos integrated speaker system. Extensive external lighting. Cabling for electric gates, security system, including remote access camera via Ring.com.

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. Golfers are well catered for in the area, with a choice of challenging courses, including the famous Walton Heath Golf Club, where David Lloyd George and Winston Churchill were members. With the Epsom Downs, and their famous racecourse, so close to home, equestrian facilities are in abundance and the surrounding landscape is criss-crossed with bridleways and footpaths to explore. Cycling is also very popular in the area; nearby Box Hill is famous for its challenging climb, as well as its far-reaching panoramic views. For more extensive shopping Epsom Town Centre, Banstead and Reigate are only a short drive away and offer a good combination of both High Street and independent shops, Cinema as well as restaurants and bars.

Price: £1,850,000

