



thinking of selling?
think Cairds



Margery Lane, Tadworth, Surrey KT20 7BG
£900,000

- Substantial And Private Plot
- Multiple Reception Rooms
- Additional Annex With Modern Kitchen
- Private And Landscaped Rear Gardens
- Multiple Bedrooms
- Modern Kitchen
- Indoor Pool With Changing Rooms
- EPC rating D

STUNNING FAMILY HOME SET ON A SUBSTANTIAL PLOT - Cairds are proud to market this extended and very well presented 5/6 bedroom detached house set in a tree lined and extremely popular rural location. The property is set within close proximity to Reigate and Banstead, along with a number of outstanding transport links close by including Reigate and Kingswood train stations, the M25 which in turn offers easy access to both Gatwick and Heathrow airports. The property itself boasts flexible accommodation which at the moment is arranged over two floors with the ground floor comprising spacious dual aspect living room, kitchen, bedroom with en-suite shower room and a study with doors to front which could also be used as a further (6th) bedroom. An additional kitchen/dining area leading to a bedroom and bathroom complete with shower cubicle are also on the ground floor, this part of the house could be closed off to create an annex. The first floor offers three additional double bedrooms, one of which gives direct access to a private balcony overlooking the private garden and a large bathroom. The property also benefits from a large indoor swimming pool complete with sauna, solarium, shower and changing area. Externally the property goes on to boast a superb large in and out driveway, secluded gardens to the rear with paved courtyard. We would recommend your earliest viewing to avoid missing out on a property that is sure to have high levels of interest.

Call Cairds today to arrange your viewing.

FRONT OF PROPERTY

In out gravel driveway leading to enclosed porch, fence enclosed, laid lawn.



ENCLOSED PORCH

Double glazed front aspect windows and door, tiled flooring, single ceiling rose, wooden door.

LOUNGE

Reached via wooden front door, hardwood flooring, stairs to first floor, spotlights, double glazed rear aspect patio doors, radiator.



KITCHEN

Double glazed opaque rear aspect door and double glazed rear aspect windows, range of wall and base units, laminate wood flooring, double oven with hob and extractor, sink and drainer, under counter lighting, integrated fridge freezer, washing machine and dishwasher, spotlights



OFFICE

Double glazed front aspect patio doors and windows, cat. 5 cable, radiator, built-in storage.



BEDROOM FOUR

Double glazed front aspect window, access to built-in Jack and Jill bathroom, single ceiling rose, radiator and wall mounted lights.

DOWNSTAIRS BATHROOM

Walk-in shower with rainfall effect shower head and wall mounted attachments, single ceiling rose extractor fan, low level flush W.C., washbasin, heated towel rail.



MASTER BEDROOM

Reached via stairs in main house, double glazed front aspect windows, double glazed rear aspect patio doors leading to private balcony with cast iron railings, radiator, spotlights, built-in wardrobes with mirror doors.



FIRST FLOOR LANDING

Double glazed rear aspect windows, two single ceiling rose, radiators

BEDROOM TWO

Double glazed front aspect windows, built in wardrobes with mirror doors, radiator, single ceiling rose.



BEDROOM THREE

Double glazed rear aspect windows, radiator, single ceiling rose.

MASTER BATHROOM

Shower cubicle with rainfall effect shower head, tiled flooring, double glazed rear aspect window, corner enclosed bath with mixer taps and shower attachment, two washbasins with below vanity units, low level flush W.C., part-tiled flooring and part-tiled floors.



ANNEX LOUNGE KITCHEN DINING

Open plan lounge kitchen dining area, double glazed side aspect patio door leading to courtyard garden, double glazed side aspect windows, double glazed rear aspect windows, spotlights and wall mounted lights, laminate wood flooring in kitchen area, carpet to lounge dining area, radiators, range of wall and base units, built-in double oven, sink and drainer, dishwasher, fridge freezer all integrated appliances, hob and extractor, part-tiled walls.



UTILITY ROOM

Space and plumbing for washing machine and tumble dryer.

LOBBY

Built-in storage cupboards, double glazed rear aspect door and window.

BEDROOM FIVE

Double glazed side aspect window, radiator, single ceiling rose, wall mounted lights.



BATHROOM

Double glazed side aspect opaque windows, tiled flooring and fully tiled walls, walk-in shower cubicle with rainfall effect shower head, panel enclosed bath with mixer tap and shower attachment, low level flush W.C., wall mounted washbasin, single ceiling rose, extractor fan.



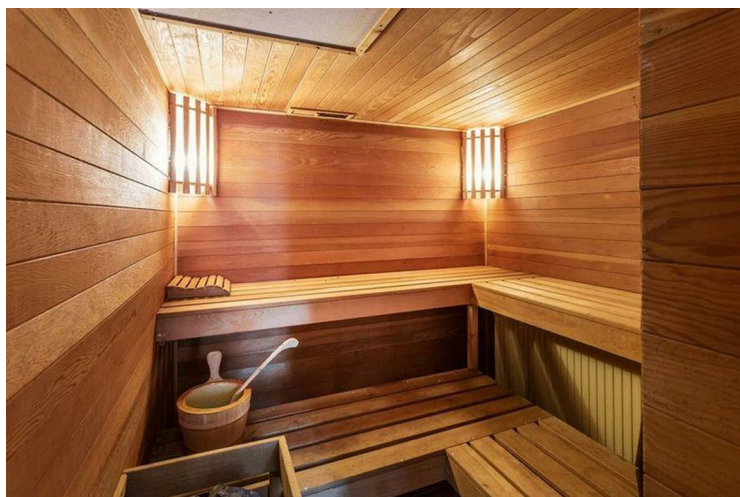
SOLARIUM

Ceiling mounted sunbed, double glazed patio door leading to small lobby area leading to indoor pool.

SAUNA

Wooden flooring and walls, wall mounted lights, sauna heater, radiator.

Cairds and no guarantee as to their operating ability or their efficiency can be given.



LOBBY AREA

Double glazed front and rear aspect windows and doors.

INDOOR POOL

Double glazed side, front and rear aspect windows, double glazed rear aspect patio doors, tiled flooring, wall mounted electric heaters, inset pool, door leading to W.C..



POOL W.C.

Low level flush W.C..

POOL SHOWER ROOM

Wall mounted shower.

GARDEN

Landscaped, patio areas leading to laid lawn, mature shrubs and trees, fence enclosed.



IPHONE APP AND WEBSITE

View all our properties 24 hours a day on www.cairds.co.uk - complete detailed descriptions & tours - updated EVERY HOUR for your convenience.

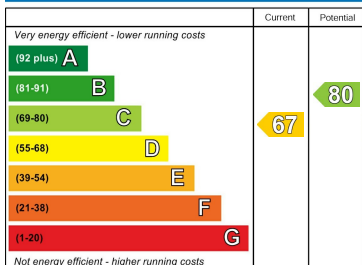
FREE VALUATIONS

Our experience gives you the best chance of finding a buyer, so take your first step to selling and arrange for our Valuer to call.

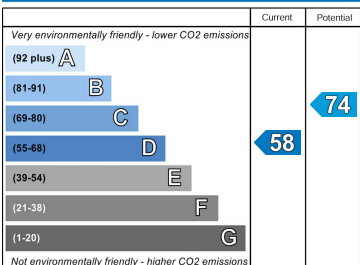
FLOOR PLANS

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



128-130 High Street,
Epsom, Surrey, KT19 8BT

Tel: 01372 743033

Fax: 01372 720150

homes@cairds.co.uk

www.cairds.co.uk