



A former Show Home, available for the first time in almost 30 years

exclusive to

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Tadworth KT20

London 18 miles
Kingswood Village 1.5 miles
Reigate 3 miles Banstead Village 4 miles
London by rail 40 minutes
M25 (Junction 8) 2 miles
All times and distances are approximate

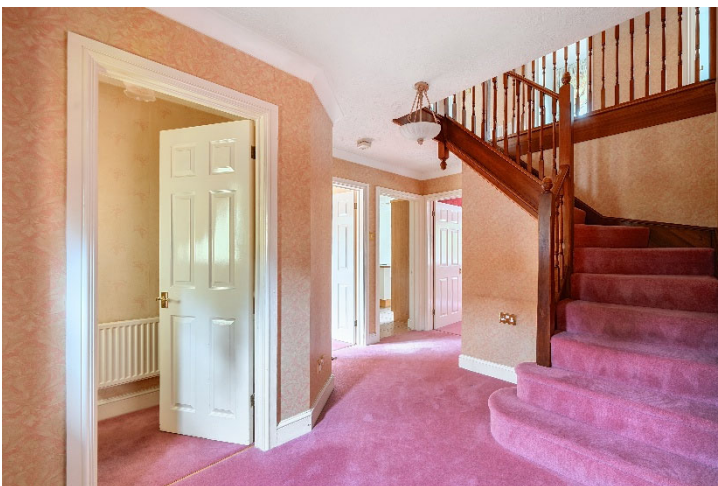
In a desirable village location, this excellent modern house was built in 1997 as the Show Home for the attractive Charles Church development.

A five bedroom family house, now available with no onward chain and offering scope for updating and further extension, subject to consent.

Price £1,050,000

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

kingswood@richardsaunders.co.uk



- Reception Hall ■ Cloakroom ■ Sitting Room ■ Dining Room ■ Study
- Family Room ■ Kitchen – Breakfast Room ■ Utility Room
- 5 Bedrooms, 2 Bathrooms and Shower Room including the Principal and Second Suites
- Detached Double Garage ■ Frontage of over 100' with Driveway Parking
- Some 45' x 50' Rear Garden



This property has a particularly attractive setting, one of the few built on one side of this quiet cul-de-sac and set on a broad frontage of over 100'. There is little wonder why Charles Church chose this house to create their Show Home for the development, swiftly reserved by our clients.

The property has an impressive five-bedroom design which features two ensuites in addition to the family bathroom and there are four living rooms, each with a distinct purpose. The kitchen has a contemporary range of cabinets with integrated appliances and there's ample space here for informal dining too.

Now mature and naturally secluded, the gardens enjoy a West aspect at the rear and the detached double garage is set back to one side, approached over a longer driveway that provides ample parking space for several cars.

A well maintained and much loved home, now offering plenty of potential for its next owners.

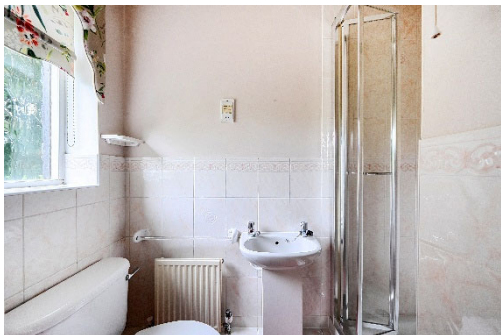
Arrange your viewing of this characterful home through the sole agents,
Richard Saunders and Company of Kingswood 01737 360000



Situated in this quiet cul-de-sac in the heart of Tadworth Village, the property is just a few minutes' walk from an excellent choice of local shopping and Tadworth Station with its regular services to both London Bridge and Victoria. Around a mile away, the picturesque village of Walton on the Hill has further local shopping and several local pubs and restaurants are within walking distance.

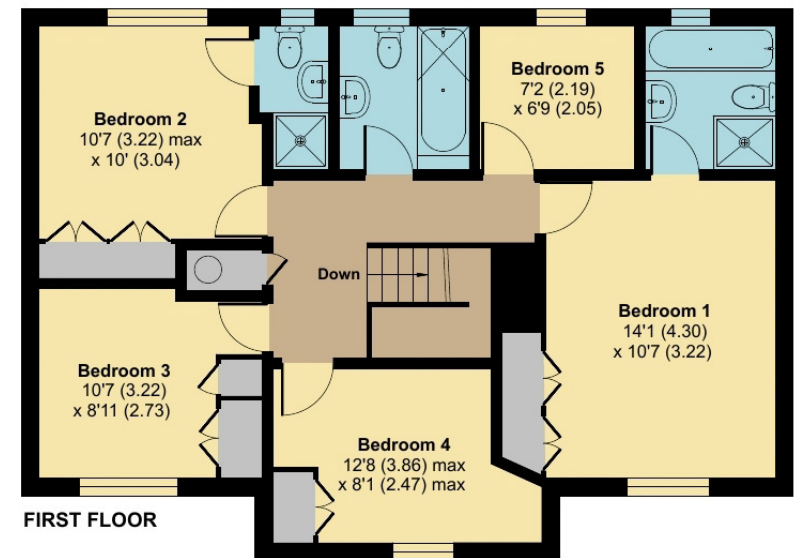
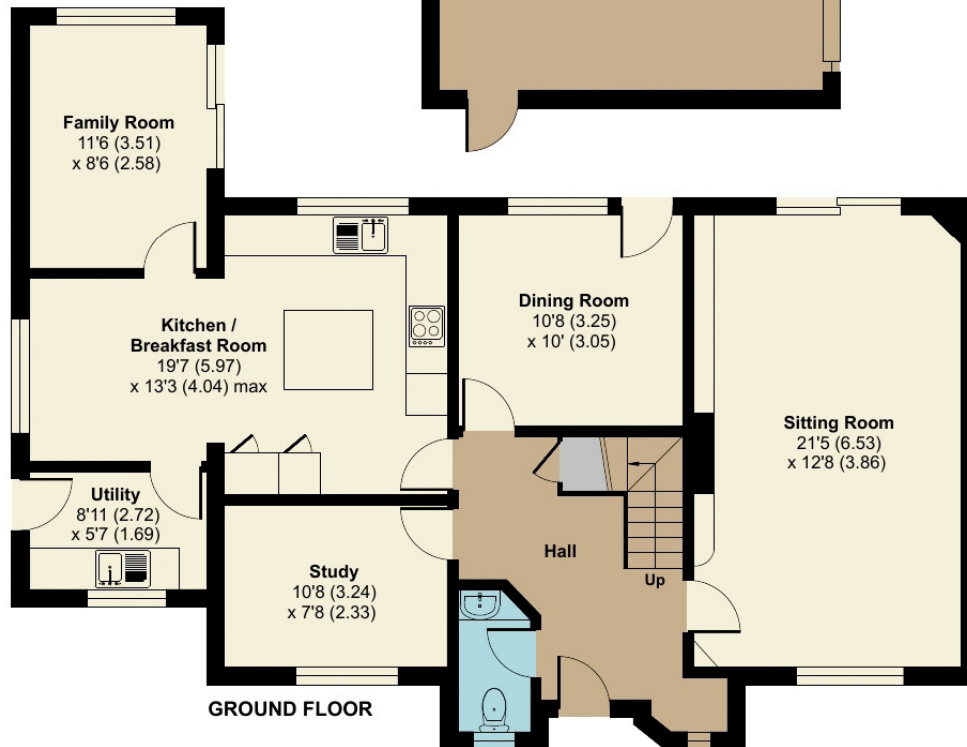
Reigate, Epsom and Banstead Village are all within a few minutes' drive and offer a greater choice of shopping and supermarkets and nearby the A217 provides an arterial route to London. The M25 motorway at Reigate Hill (J8) or Leatherhead (J9) give swift access to Heathrow and Gatwick Airports, the Eurotunnel and the coastal ports. Some of Surrey's finest schools are available locally including Tadworth Primary School, Chinthurst, Walton on the Hill Primary, Epsom College, Reigate Grammar, City of London Freemans and Dunnotar.

High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including the open spaces of nearby Walton Heath and Epsom Downs and Racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.



TOTAL FLOOR AREA

2,101 square feet
195.1 square metres



Tenure: Freehold
Local Authority: Reigate and Banstead BC
Council Tax Band: G
Broadband: Full Fibre Broadband
All mains services
To the best of our knowledge on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The many features of this fine home include:

- To be sold for the first time in almost thirty years
- Four living rooms including a spacious sitting room
- Good-size kitchen with ample space for family dining
- Oak fitted kitchen with space for breakfast table
- Double glazing and gas central heating
- Bright bathrooms and shower room including two ensuite
- Fitted wardrobes to four of the five bedrooms
- Detached double garage and parking for several cars
- Secluded, West-facing rear garden
- Scope for updating, space to extend, subject to consent.
- Excellent accessibility just moments from the village
- Available with no onward chain

IMPORTANT NOTICE TO PURCHASERS:
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

