

Kennedys'

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Swingletrees
Dorking Road
Tadworth
KT20 5SL

Nestled between Tadworth village and the edge of Walton Heath, we are delighted to offer the genuinely rare opportunity to buy this attractive detached chalet bungalow, that offers spacious and flexible accommodation, totaling close to 2200 square feet, over two floors, with workshop and garage, private drive and attractive gardens, all with the potential to extend (subject to local planning authority) or improve as desired by the future owners.

£795,000



- Handsome detached cottage
- 2 Bathrooms
- Shaker style kitchen with AGA
- Single garage
- Beautiful mature garden

- 2 Bedrooms
- Wholesome country feel throughout
- Conservatory
- Separate workshop
- Off Street Parking





PROPERTY DESCRIPTION

To the ground floor the property welcomes you in to a good size entrance hall, with door to the sitting room which opens through to the large family at the front of the property. From the entrance hall there is also a doorway through to an inner hallway, from which you access bedroom 2, ground floor bathroom and dining room/sitting room area. There is also then a conservatory off this room, and this is certainly an area that could be reconfigured in the future. To the first floor, which is approached via the family room, is the main suite, with large bedroom area of 25'7 by 19'9 max, ensuite shower room, walk in wardrobe and access to a further dressing room/study. This is truly an interesting home, with much to offer, both now and in the future. With open fireplaces, Aga in the kitchen, wooden herringbone flooring, beams, double glazing and gas fired heating by radiators, there is much to offer, whilst the outside space, with private driveway, garage, workshop and well established gardens just add yet another dimension to this already interesting and attractive home.







PROPERTY DESCRIPTION

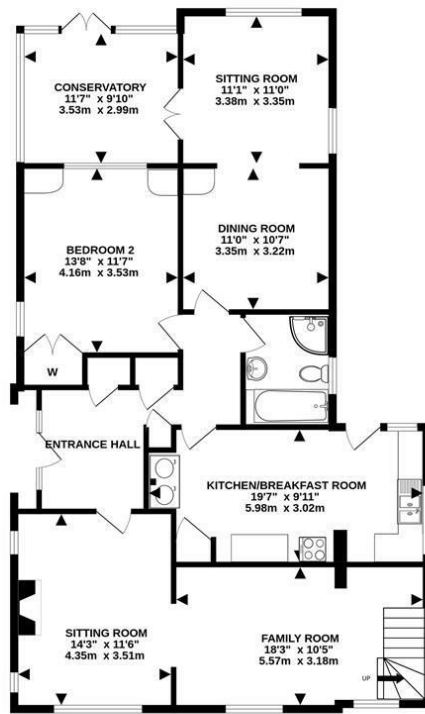


Swingletrees is located off the Dorking road on the edge of Tadworth & Walton Heath and conveniently positioned in this tranquil backwater easily accessible to local shops and facilities including independent traders such as butchers, fishmongers, bakers, dry cleaners, vets, restaurants, village supermarket and mainline train station to London. There are a variety of schools within the area including Chinthurst Prep School, Tadworth & Walton Primary Schools and the renowned City of London Freeman's School and Epsom College. Local recreational facilities are located at venues such as the world famous Walton Heath Golf Club, Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC

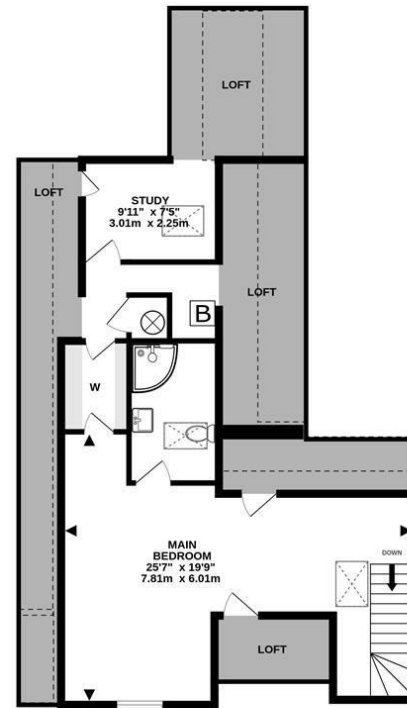
For further information, or to arrange a private viewing, please contact a member of our sales team.



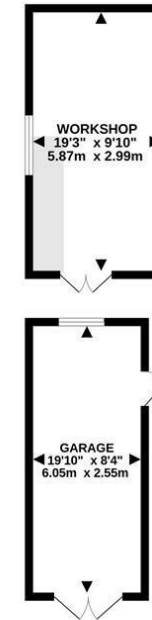
2



GROUND FLOOR



1ST FLOOR

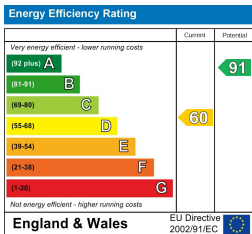


OUTBUILDINGS



MAIN HOUSE 171.3 SQ.M (1844 SQ.FT) OUTBUILDINGS 33 SQ.M (355 SQ.FT)

TOTAL FLOOR AREA : 2199 sq.ft. (204.3 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Swingletrees, Dorking

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
 EPC RATING: D
 COUNCIL: Reigate and Banstead
 TAX BAND: F

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 Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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