

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

2, Chapel Road  
Tadworth  
KT20 5SB

Originally part of a stable development, this beautiful detached four bedroom property has been extended and fully refurbished throughout by its current owners, located on the outskirts of Tadworth village, overlooking Walton Heath.

£995,000



4



3



3



4

- Four bedroom detached house
- Recently fitted fully bespoke Kitchen
- Formal lounge with feature fireplace
- Principal suite with dressing and shower room
- Garden currently being completely re-landscaped to a bespoke design by Rachel Goozee
- Open plan kitchen/dining/family room
- Bi-folding doors along the full width of the property to the rear
- Cinema room
- Family bathroom with freestanding bath
- Off street parking for several cars, all located behind private gates







# PROPERTY DESCRIPTION

Over the last 12 months the owners have embarked on one last wave of home improvements, which include a brand new bespoke kitchen, flooring, downstairs W/C, and a complete re-design and landscape of the garden which is still in progress though will be finished to the same high standards as the rest of the home.

The generous reception room that greets you as you enter the house makes for an ideal study or playroom and leads into both the front sitting room, the kitchen, and the staircase to the upper levels.

I could probably go as far as saying that in terms of spec, attention to detail, and level of finish, this is one of the best kitchens that we have encountered; every square inch is entirely bespoke, tailor made for the house; marble worktops, hand painted units, soft closing magnetic doors, integrated lighting, as well as all of the integrated appliances you would come to expect from a top spec modern kitchen.

The kitchen space benefits from Bi-folding doors out to the garden that stretch the full width of the property, and the room flows from kitchen to dining space to casual living area. This space is then separated by a set of brand new and striking Crittall doors, which leads through to the formal living room at the front of the property. The basement level is accessed through the kitchen, and benefits from a fantastically cosy cinema room, and a very handy utility room. The ground floor W/C was only recently finished, boasting charming pastel pink tiles and stylish lighting.













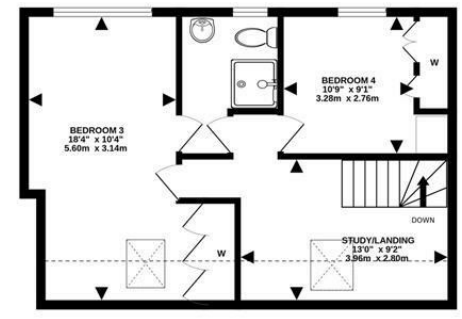
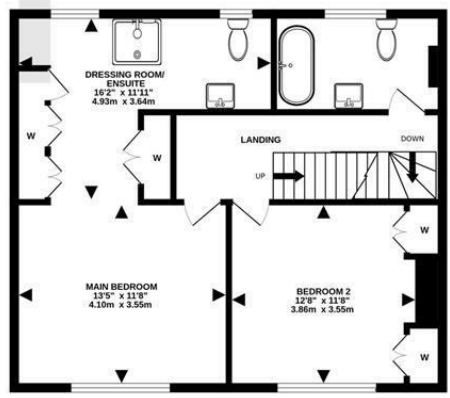
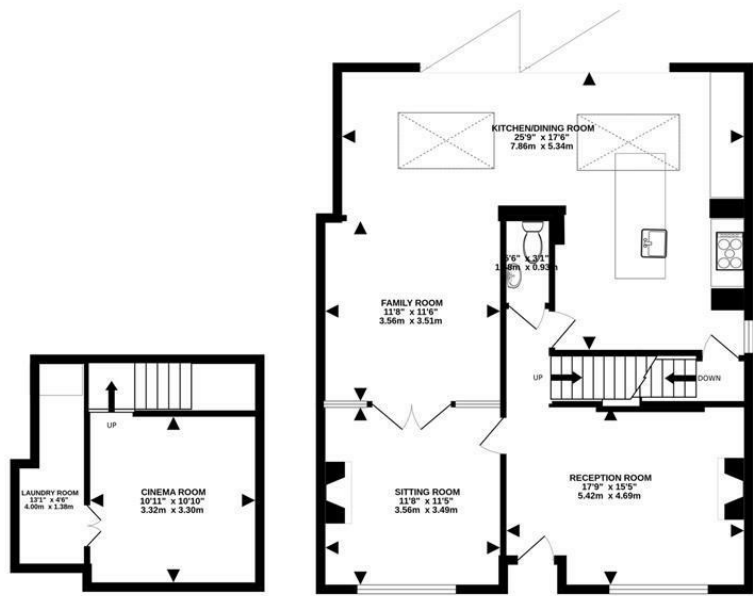
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To the first floor are two double bedrooms, the principal with dressing room and shower room complete with walk in waterfall shower, and a family bathroom with freestanding bath and vanity sink. On the second floor is a spacious hallway perfect for lounging or a home office with under eaves storage, two double bedrooms and Jack and Jill shower room.

The rear garden is currently in the process of being re-landscaped according to the bespoke designs of Rachel Goozee, it's looking to be a truly impressive space, striking the balance between being family friendly and ideal for socialising.

Some of the many features at Chapel Road include gas fired heating by radiators, radiator covers, engineered oak parquet flooring, UPVC double glazed wooden windows and doors, bespoke fitted wardrobes to all bedrooms, plantation shutters throughout having been developed over the last six years. The property is beautifully and stylishly presented throughout.

Tadworth village is within a short walking distance and is well served by local shops and facilities including independent traders such as awarding winning gift and homeware shop, butcher, fishmonger, bakery, dry cleaner, optician, vet and coffee shop as well as a selection of restaurants, village supermarket and mainline train station to London. There are a variety of schools within the area including the nearby Tadworth Primary School, Chinthurst Prep School as well as a very good selection of both state secondary and independent senior schools to include, The Ashcombe, The Priory, St Andrews as well as Epsom College, St Johns and City of London Freeman's. Leisure facilities are well catered for with a variety of facilities available including Tadworth Leisure Centre, Tadworth Cricket Club, Walton Heath Golf Club, David Lloyd Centre and the RAC at Woodcote Park as well as a wide selection of wonderful countryside walks and trails to enjoy. The property itself sits on the edge of Walton Heath so is the perfect location for walks, cycling etc. And the village of Walton on the Hill is just a short walk offering further amenities including, pubs, restaurants, shops, butcher, hair dressers and Co-op Supermarket.

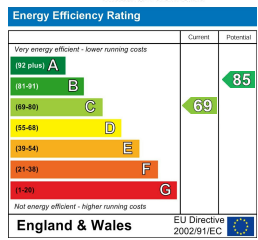


BASEMENT LEVEL

GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 2168sq.ft. (201.4 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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# 2, Chapel Road

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

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

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[kennedys-ipa.co.uk](http://kennedys-ipa.co.uk) @kennedysipa [info@kennedys-ipa.co.uk](mailto:info@kennedys-ipa.co.uk)

48 Walton Street, Walton on the Hill,  
KT20 7RT