

# Kennedys'

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Holly House,  
14 Epsom Lane South,  
Tadworth,  
KT20 5SX

Tucked away on one of Tadworth's most desirable roads, stands this handsome 4 bedroom detached home, built by Scandia Hus who have drawn inspiration from traditional Scandinavian architecture to create something rather charming, and a little different.

£1,150,000



4



3



3



3+

- Swedish Style Home
- Open plan kitchen/dining area
- Large 20ft sun terrace
- No onward chain
- Light spacious accommodation over 2 floors
- 4 bedrooms
- Underfloor Heating









# PROPERTY DESCRIPTION

Nestled in a quiet backwater on the edge of Tadworth village, and on a road that is highly sought after, is this individual Swedish style home, built for the family who are still the owners by Scandia Hus, offering just over 2500 sq ft of typically light and spacious accommodation over two floors. In fact, it doesn't take long once through the front door, to work out that this was a home designed by and for an end user, who clearly wanted to create expansive areas and an easy flow. With an open plan kitchen/dining room of close to 30 ft in length, it comfortably houses a full size dining table, whilst the living sitting room of the same size is a room for all seasons and occasions. There is even a 4th bedroom and shower room to the ground floor, ideal for those looking for that flexibility, and to the first floor the flexibility continues with a large family room (initially intended as a 5th bedroom but the current owners kept it open, however a 5th bedroom could be easily created) off of which are two further bedrooms and a family bathroom, as well as a fabulous main bedroom with en-suite and doors opening out to a large twenty foot sun terrace. With underfloor heating, triple glazed windows and solar panels to the roof, this is also an extremely efficient home to run, both for now and the future.

To the outside, Holly House is approached by a private drive leading on to a good size forecourt area with ample private and guest parking and access to the attached garage, whilst to the rear the large terrace leads to an expanse of lawn, well tended beds and both a shed and summer house, all within a secluded and sunny area.













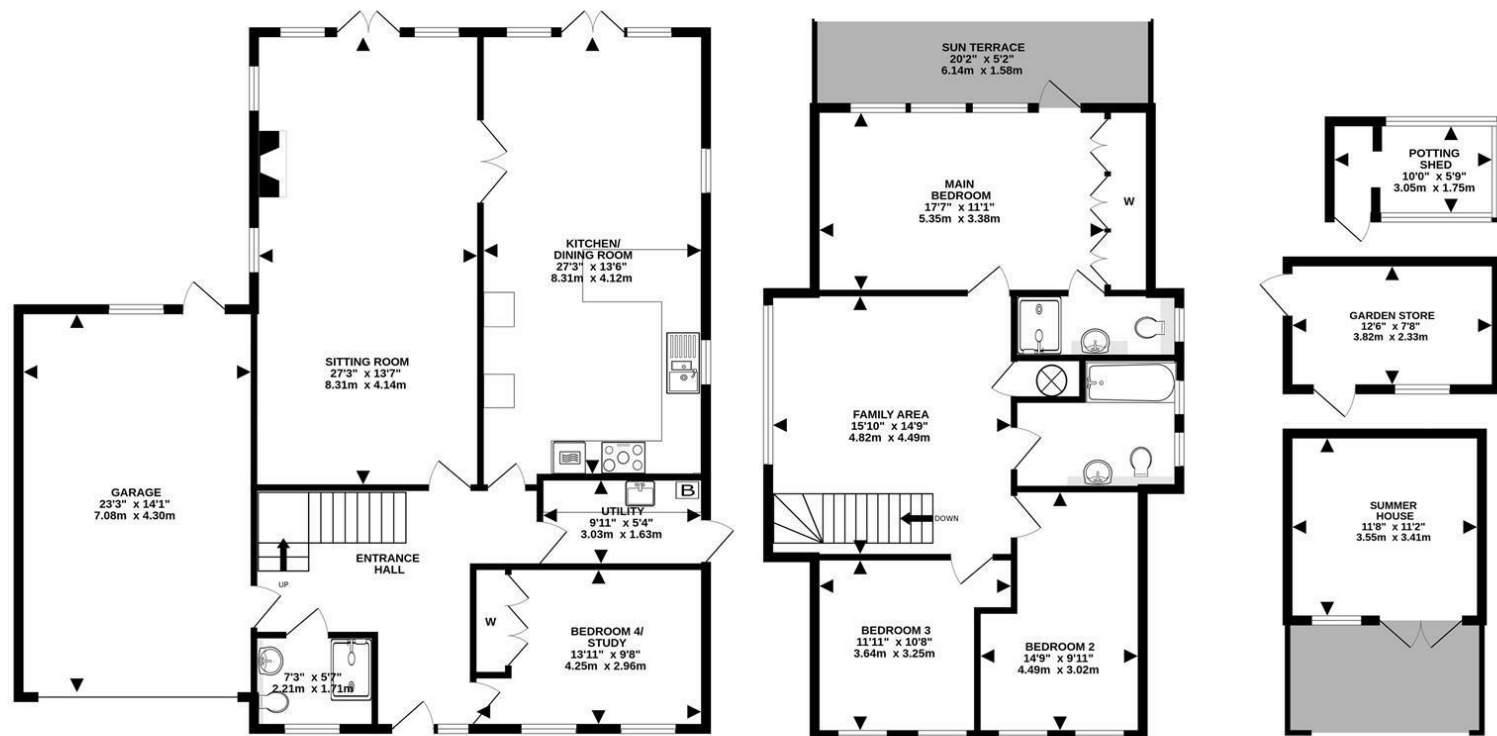
# PROPERTY DESCRIPTION



Located in a desirable area, this property is perfectly situated for access to Tadworth Train Station, which offers regular trains into London. The local shops and facilities, including independent traders such as a butcher, fishmonger, baker, hairdresser, coffee shop, dry cleaner, vet, a number of restaurants, village supermarket, and much more besides, are just a short walk away. The surrounding area boasts open countryside, with Epsom Downs Racecourse, Walton Heath, and several renowned golf courses nearby. For commuters, Junction 8 of the M25 is within 4 miles, providing access to Gatwick and Heathrow airports and the national motorway network. There are also several schools in the area, including Tadworth Primary School, Chinthurst Prep School, City of London Freeman's School, and Epsom College.

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 plus) <b>A</b>		
(81-91) <b>B</b>	82	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

TENURE: Freehold

EPC RATING: B

COUNCIL: Reigate & Banstead

TAX BAND: G

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