

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

1 Rose Cottages
Withybed Corner
Tadworth
KT20 7UJ

Imagine a Chocolate box cottage tucked away in the middle of the woods; it sounds like something from a fairytale! Well it could be your reality; this incredibly quaint 2 bedroom cottage benefits from a semi-rural village location, a private garden, private parking, bundles of character, charm and an opportunity to put your own stamp on it!

£415,000



- Charming characterful cottage
- Private garden
- Off road Parking
- Small front garden
- Villages of both Walton on the Hill and Tadworth just a short walk

- *No onward chain*
- Semi-rural location on the edge of Walton Heath
- 1 Bathroom
- Ideally located for country walks over Walton heath & Epsom downs
- *Viewings by appointment only*



PROPERTY DESCRIPTION

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From a porch area shared with your neighbour, you step through the front door into the living room, a charming space centred around an open fireplace. The small kitchen functions well with wall and base units, electric hob/oven, and space for a washer drier under the worktop and an upright fridge freezer beneath the stairs. The bathroom is located downstairs, with an electric shower located over the bath, a toilet and a sink. A small rear porch area precedes the back door to the garden.

Upstairs, a larger bedroom to the front benefits from a woodland outlook, along with generous amounts of built in storage on both your left and right as you enter the room. The smaller bedroom is to the rear, and looks over the garden.

The rear garden is private, and south/west facing and laid to patio, with a garden shed and a rear gate that leads out to your parking space which is located to the rear of the property and accessed via the carpark of the country pub next door.

The more astute of you will notice the cottage is located next-door to the beloved local pub,









PROPERTY DESCRIPTION

The Bell (Or the Rat, depending who you ask!). The pub is a hub for the community, popular with locals, dog walkers, cyclists and more. Both the landlord and patrons are highly respectful of local residents, and we have first hand assurances from neighbors that the pub is a lovely addition.

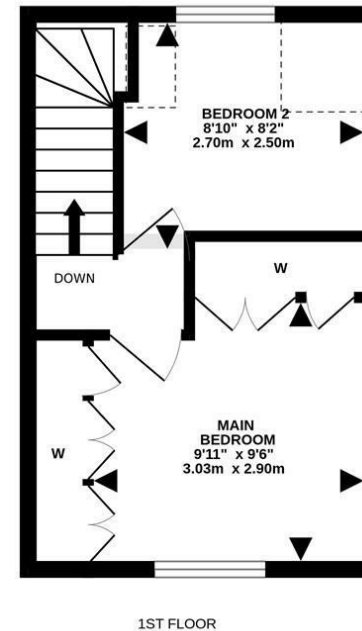
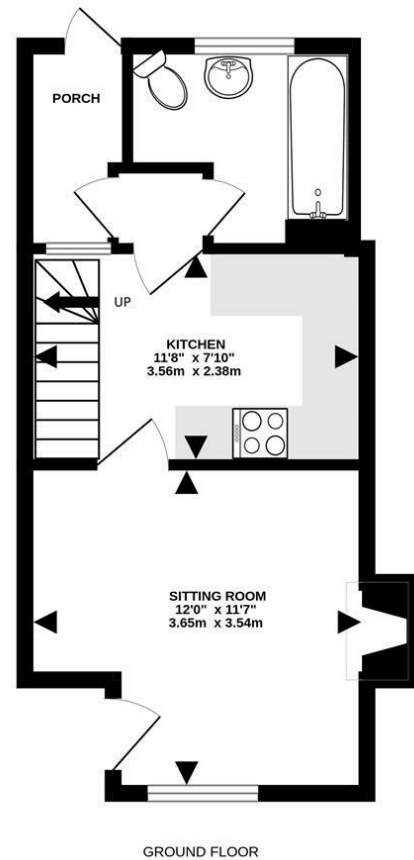
The house is located down Withybed Corner and benefits from having Walton Heath almost literally on your doorstep. The villages of Walton on the Hill and Tadworth are both an easy walk, though the house does have a Walton on the Hill postal address. The location is ideal for dog walkers with routes over Walton heath and Epsom downs both available.

Walton on the Hill, with the Mere Pond being at its heart, is served by a number of local traders including a tea room, independent boutiques, local butchers, four local pubs, Co-op, Supermarket, barbershop, chemist, Indian restaurant and the award-winning Spaghetti Tree restaurant. Other features include Walton Primary School, two nursery schools, two churches and of course the famous Walton Heath Golf Club.

Walton Heath itself is close by and a short walk of approximately 10 minutes will take you across the heath to Tadworth village with its butchers, wine merchant, fishmongers, bakers and much more. It also has a mainline railway station with services to London. The property is also perfectly located for access to local towns with Epsom and Reigate just 3 miles away, and access to the M25 (junction 8) approx. 3 miles.

To view the property, please call a member of the Kennedys' sales team on 01737 817718

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TOTAL FLOOR AREA : 528 sq.ft. (49.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metreplex 6/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

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kennedys-ipa.co.uk [@kennedysipa](https://www.instagram.com/kennedysipa) info@kennedys-ipa.co.uk

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