

Kennedys'

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Marbury, 13a, The Avenue
Tadworth
KT20 5AY

Have you ever dreamt of building your own home, but realistically can't face the prospect of finding the right plot, getting planning and then going through the process of instructing a reliable contractor and dealing with the build process through to completion? Well perhaps we might have something that gives you the experience and benefits of having a new build home without any of the aforementioned headaches.

£1,675,000



5



3



3



4



- Brand new 5 Bedroom Family Home
- Fantastic location on one of Tadworth's most prestigious roads
- Walking distance to Tadworth station
- *No onward chain*
- Built to a particularly high standard
- Generous wrap-around garden
- Integral Garage
- Private viewings by appointment only



PROPERTY DESCRIPTION

A Brand New Luxury Home in One of Tadworth's Most Prestigious Roads

Now completed and ready to move into, this stunning five-bedroom, three-bathroom detached residence offers over 3,200 sq ft of beautifully designed living space and is located in one of Tadworth's most sought-after roads—just moments from the village centre and within easy reach of Walton on the Hill.

Built by the highly regarded local developers Creed Homes, known for their attention to detail and quality craftsmanship, this brand-new family home combines elegant design with a high-specification finish throughout. Set over three floors, the property offers versatile accommodation including three generous reception rooms, a spacious open-plan kitchen/dining/family room, and an integral garage.

Every element of this home has been thoughtfully planned. The handmade Neptune kitchen is complemented by sleek composite stone worktops and fully integrated Bosch and Samsung appliances. The adjoining utility room offers matching bespoke cabinetry with further space for laundry appliances.

The three luxurious bathrooms are finished with Porcelanosa tiles, wet room-style showers, and stylish Neptune sanitary ware. Underfloor heating runs throughout the ground and first floors, while the second floor benefits from traditional ASHP-powered central heating and chrome towel rails with summer circuits.









PROPERTY DESCRIPTION

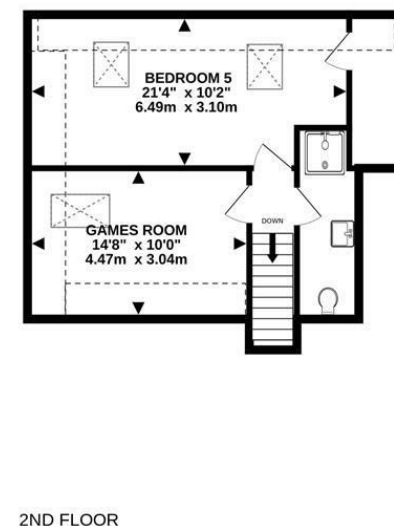
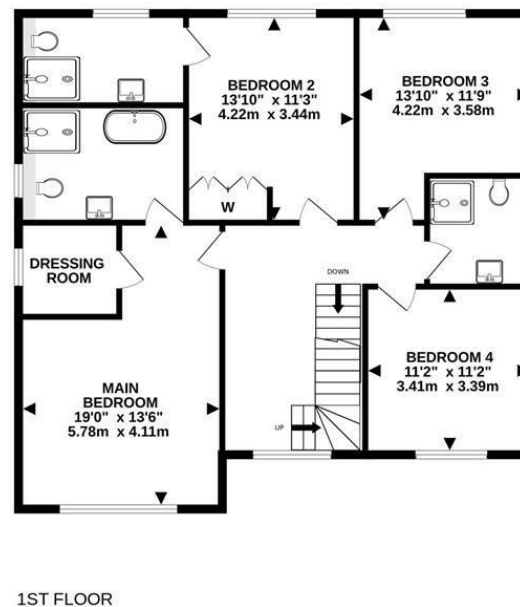
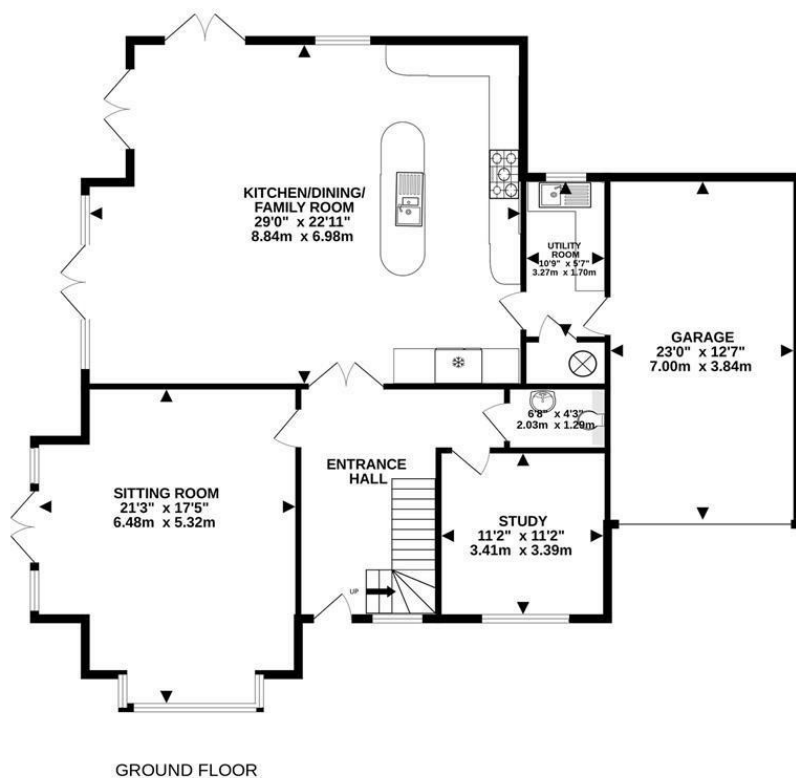
The downstairs flooring has been finished in elegant herringbone Amtico, creating a stylish and durable foundation throughout the living spaces.

Other features include:

- Herringbone Amtico flooring to the playroom, study, kitchen/dining room
- Pre-wiring for satellite TV and an entertainment system in main ground floor rooms
- Electric car charging point
- Landscaped front and rear gardens with Indian stone terraces
- Electric garage doors and exterior lighting

The villages of Tadworth and Walton on the Hill are both easily accessible and offer local facilities such as Tadworth Train Station, independent traders such as butchers, fishmongers, bakers, dry cleaners, vets, coffee shop, village supermarket, restaurants, pubs and much more. The surrounding areas offer open countryside with Epsom Downs Racecourse, Walton Heath and several renowned golf courses close by. For the commuter, Epsom mainline rail station is under 5 miles away and by road, junction 8 of the M25 is within 4 miles, providing access to Gatwick and Heathrow airports and the national motorway network. There are a variety of schools within the area including Chinthurst Prep School, an Ofsted rated: Outstanding Primary School, Tadworth Primary, and the renowned City of London Freemans' School and Epsom College.

Properties of this quality and location are rarely available. To arrange a viewing or discuss further details, please contact Peter Kennedy on 01737 817718.



TOTAL FLOOR AREA : 3169 sq.ft. (294.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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:

COUNCIL: Reigate & Banstead

TAX BAND: New Build

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