

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

25, Kingswood Road
Tadworth
KT20 5EE

Set on a generous plot with a long private driveway, Lantic is a striking and much-admired detached home on the edge of Tadworth village. Beautifully updated while retaining its original charm, the property offers five bedrooms, three bathrooms, and elegant living spaces, including a stunning kitchen/breakfast room and landscaped gardens perfect for entertaining. Ideally located for Tadworth this is a rare opportunity to own one of the area's most desirable homes.

£1,595,000



5



3



3



5+



- Five-bedroom detached home in a prime Tadworth location
- Spacious living areas including refitted kitchen/breakfast room
- Secluded, sun-soaked rear garden ideal for entertaining
- Beautifully updated while retaining original character
- Generous plot with long driveway, garage, and landscaped gardens
- Close to Tadworth Station, village shops, schools & Epsom Downs



PROPERTY DESCRIPTION

In other historic property descriptions, we have been known to refer to the phenomenon of those one or two houses that literally make you stop, or perhaps make comment to the person with you that if “that house” ever came to the market, you’d love to try and buy it. Well in “Lantic”, we have another great example of one of “those” house; and as ever, we are thrilled to be the instructed sole agent on behalf of the owners. The owners themselves fell foul to the very thing we have just talked about, and to cut a fairly long story, they did indeed end up buying it, raising their then young family in it, and have made some great changes and updates along the way, whilst of course maintaining the charm of the original house.

Today, sat back on its large plot, the house is approached by way of a long driveway leading to the garaging and forecourt area, from which a few short steps rise towards the main entrance. Once entering, you are instantly struck by the aforementioned charm, but it is also apparent that this is not an ageing property, but one that has had new life injected skilfully and tastefully over the past two decades.

A large hallway with stairs rising to the first floor greet you, and the layout of the ground floor includes a cloakroom off the hall, large sitting room, dining room which then opens out to the recently refitted kitchen/breakfast room, off of which is a good size utility room. Whilst to the first floor are the main bedroom with en-suite shower room, 3 further bedrooms and a good size family bathroom, and to the second floor is a further bedroom and shower room.









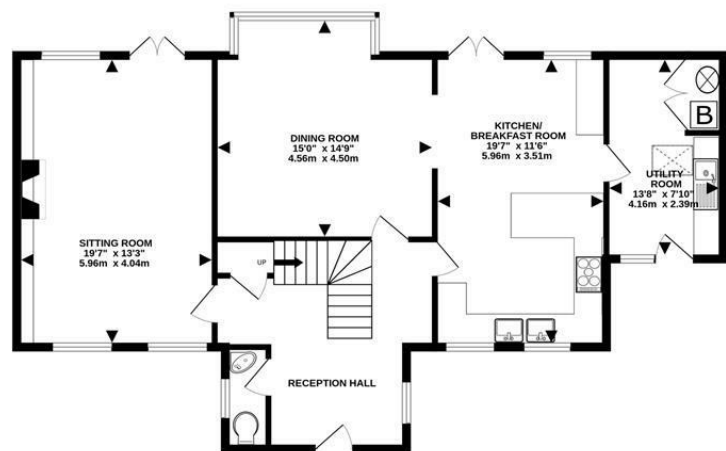
PROPERTY DESCRIPTION

The outside areas are as giving and fulfilling as the inside of this beautiful home, with its distinctive picket fence marking the front of the property, while the long drive and flanked gardens, together with ample forecourt area and landscaped gardens set up the home perfectly.

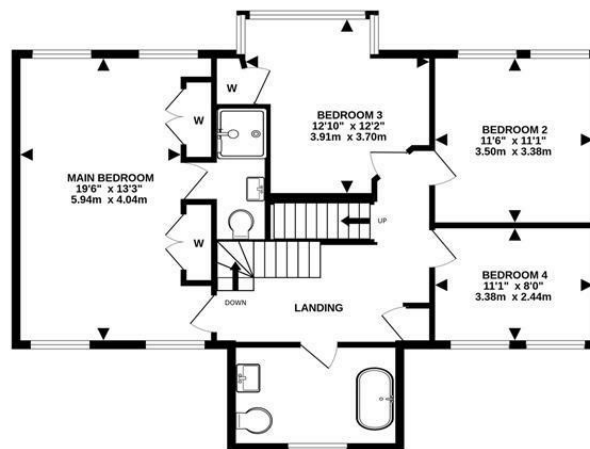
To the rear though, it gets even better, with extensive patio areas leading to a long and wide stretch of sweeping lawns, flanked by attractive borders and enjoying a secluded, sun-drenched area all year round, and certainly perfect for entertaining friends and family.

Lantic also affords an enviable location on the edge of Tadworth village, perfectly located for access to the Epsom Downs, as well as Tadworth Train Station offering regular trains into London, and a short walk away from local shops and facilities including independent traders such as butcher, fishmonger, baker, hairdresser, coffee shop, dry cleaner, vet, several restaurants, village supermarket and much more besides. The surrounding areas offer open countryside with Epsom Downs Racecourse, Walton Heath and several renowned golf courses close by. For the commuter, Junction 8 of the M25 is within 5 miles, providing access to Gatwick and Heathrow airports and the national motorway network. There is a variety of schools within the area including Walton on the Hill Primary School, Tadworth Primary School & Chinthurst Prep School as well as City of London Freeman's School and Epsom College to name but a few.

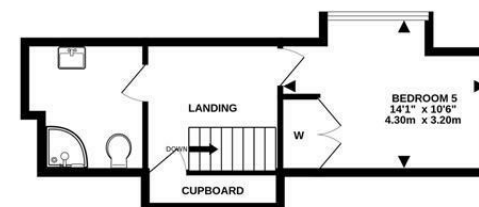
For further information or to make arrangements to have a private viewing, please contact a member of our sales team on 01737817718



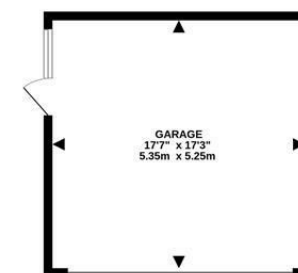
GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
861 sq.ft. (80.0 sq.m.) approx.



2ND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



GARAGE
302 sq.ft. (28.1 sq.m.) approx.

| Energy Efficiency Rating | | | |
|---|---------|-----------|--|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 80 | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | 58 | 58 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

TOTAL FLOOR AREA : 2444 sq.ft. (227.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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25, Kingswood 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: D
COUNCIL: Reigate & Banstead
TAX BAND: G

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01737 817718

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

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