



26 Epsom Lane South, Tadworth, KT20 5SX

Asking Price £1,735,000



- NEW GATED FIVE-BED FAMILY HOME
- KITCHEN BREAKFAST/FAMILY ROOM
- THREE EN-SUITE BEDROOMS
- FAMILY GARDEN WITH PATIO
- BRIGHT & SPACIOUS IN DESIGN
- TWO RECEPTION ROOMS
- UTILITY & CLOAKROOM
- TWO FURTHER GOOD SIZE BEDROOMS
- INTEGRAL GARAGE & AMPLE PARKING
- 3300sqft READY FOR OCCUPATION

## Description

This bespoke, electronically gated newly built five-bedroom, three-bathroom family home features two generous reception rooms plus an imposing kitchen/breakfast/dining/family room to the rear of the property with triple bi-folding doors over-looking the family garden. Modern connections include Cat5 cabling and PV solar panels. Further features include a 10 year LABC warranty, underfloor heating to the ground floor, an air source heat pump, a digital TV aerial, Oak flush veneer doors with chrome door furniture, an intruder alarm and is situated on one of Tadworth's premier roads.

From a spacious and welcoming hallway doors lead to a cloakroom and all reception rooms. The spacious lounge overlooks the rear garden and features triple bi-folding doors with space for a log burner, if desired. A second reception room, at the front would work well as a large study/playroom or TV lounge. The hub of this home is located to the rear and features a most impressive open plan living space with a stylish, light kitchen with feature island/breakfast bar, stone worktops & splash backs, integrated siemens extractor, microwave, dishwasher, larder fridge, tall freezer, washing machine and tumbler dryer, a Caple wine cooler and an electric Stoves range cooker. A complementary utility room housing some of these white goods also benefits from a door to the garage.

The first-floor landing, with airing cupboard leads to all bedrooms and the second floor. All but one of the bedrooms has fitted wardrobes. The principal bedroom overlooks the garden and enjoys a feature walk in wardrobe and fully tiled en-suite shower room. There is a second en-suite bedroom, two further doubles and an impressive and generous family bathroom to this floor with a guest suite/alternative principal suite on the second floor, boasting an impressive wardrobe area and spacious en-suite bathroom.

Outside. The family garden is mainly laid to lawn with an imposing porcelain patio, ideal for al fresco dining and is enclosed by panel fencing with mature hedging to one side, together providing an enjoyable degree of privacy. A side gate leads to the well screened and landscaped front garden. The tarmac drive offers ample parking and is complemented by a 7.2kW electric car charging point and single garage with electric door.



## Situation

Tadworth village lies on the outskirts of the North Downs and is within a short flat walk offering a thriving village community to include many shops and independent traders.

Centrally placed for access to all parts of South East England via junction 8 of the M25 which is approximately 4 miles to the South., providing access to the motorway network an ease to both Gatwick (16miles) and Heathrow (32miles) airports. It is 0.3 miles from Tadworth station which provides direct trains to London Bridge.

The area provides a wide choice of private and state schools including the nearby Tadworth Primary School together with many recreational pursuits. In addition to the local shops the larger towns of Epsom, Sutton and Kingston provide more comprehensive shopping centres.

Epsom Downs offers 600 acres of unspoilt green belt countryside from which the city of London can be seen and of course is home to the world famous Derby.

<b>Tenure</b>	Freehold
<b>EPC</b>	B
<b>Council Tax</b>	G



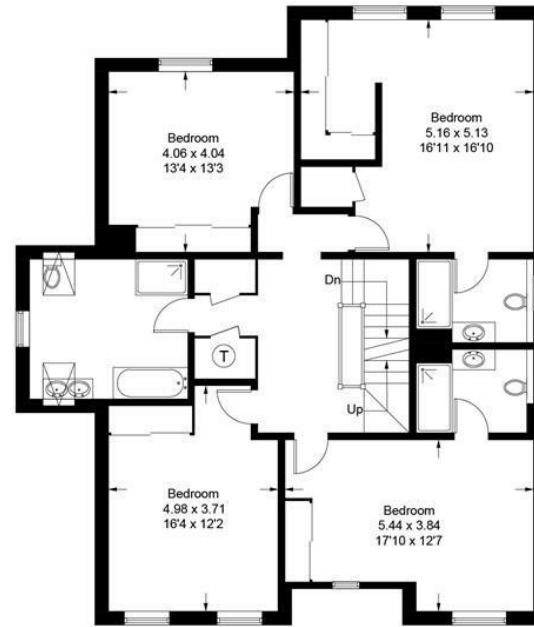
Approximate Gross Internal Area = 284.0 sq m / 3057 sq ft  
 Garage / Utility = 24.2 sq m / 260 sq ft  
 Total = 308.2 sq m / 3317 sq ft



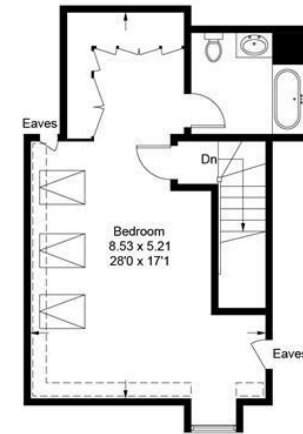
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



**Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1049277)

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