

## Burgh Heath Tadworth, Surrey KT20 5PA

PLOT 6 THE CEDAR is a SEMI DETACHED CHALET HOME offering 1,289 square feet with THREE BEDROOMS, LARGE OPEN PLAN KITCHEN, EXCELLENT SIZED LOUNGE DINING ROOM, EN-SUITE PLUS MAIN BATHROOM, ENCLOSED CAR BARN PLUS PARKING. Maplehurst Gardens is an exclusive collection of just EIGHT beautifully designed homes in a small private development just off West Drive, Tadworth. The development is just half a mile from the A217 Brighton Road which takes you South to join the M25 at Junction 8 or North into London. Famous Epsom Downs Racecourse is close-by. NHBC. VIEWINGS NOW AVAILABLE

£745,000 - Freehold



## THE GREAT OUTDOORS

This is a picturesque corner of Surrey, less than 20 miles from central London but surrounded by beautiful countryside. Epsom Downs and the famous racecourse is right on your doorstep here and even if you don't attend the horse racing, you can still enjoy walking the surrounding commons. In addition, there are plenty of other areas of open parkland and beautiful green spaces to enjoy. These include Nork Park with wide open spaces for dog walking and some splendid views, Nonsuch Park a little further North or the vast National Nature Reserve at Ashted Common which covers almost 500 acres. Should you want a more meaningful walk then there are no shortage of golf courses in the area, with over a hundred golf clubs affiliated to the Surrey Golf Union and one of the most prestigious, Walton Heath Golf Club is just a 10-minute drive. Another very distinctive outdoor experience can be enjoyed at one of the local lavender farms - Mayfield and Oak Tree lavender farms offer the opportunity in the summer months to enjoy some fantastic bursts of colour as you wander through a sea of beautiful organic lavender fields.

## SHOPPING AND LEISURE

The village of Tadworth has a range of local shops and amenities, mostly close to the station, as well as a large leisure centre with swimming pool, sports hall and a gym. Alternatively, it's just a short drive to Banstead where the bustling high street is home to a host of shops and cafes. The high street also benefits from M&S Simply Food at one end and Waitrose at the other. The closest large supermarket is Asda at Burgh Heath - just a 2-minute drive - while there are plenty of further shopping options at nearby Epsom, Reigate and Leatherhead plus an even wider shopping experience at Kingston-upon-Thames just half an hour away.

## SCHOOLS

There are many well-regarded schools nearby, making the local area a popular choice for families, including Epsom Downs primary, Warren Mead Junior and Infants as well as Shawley Community Primary Academy and Aberdour Preparatory. The Beacon School is the nearest secondary, while Roseberry School and Glyn School, both rated 'outstanding', are just a few miles away, not forgetting Epsom College which was voted the Independent School of the Year for 2022.

## TRAVEL OPTIONS

When it comes to transport there is a good choice of stations including Tattenham Corner, Tadworth, Epsom Downs, Kingswood and Banstead, with trains into London Bridge in just over 45 minutes. In addition you are well connected by road with the A24 within easy reach and Junction 8 of the M25 being a 10-minute drive, giving access to Gatwick Airport for travelling even further afield.

## KITCHENS

Individually designed high quality furniture with soft-close doors/drawers.

Silestone worktops with upstand and splashback

Integrated oven and microwave

Black glass induction hob

Integrated extractor hood

Integrated fridge/freezer

Integrated dishwasher

Integrated washing machine and tumble dryer (except plot 7 where it is freestanding)

Ceramic floor tiling

## DOORS & INTERNAL JOINERY

Wood effect internal doors

Contemporary chrome fittings

Deep moulded skirting and architrave

## QUALITY BATHROOMS

Contemporary bathroom suites, with vanity units beneath basins

Thermostatically controlled showers

Bathrooms part-tiled with shower areas fully tiled

Ceramic floor tiling to cloakroom

Mirrors to bathroom and ensuite

## ELECTRICAL & LIGHTING

LED downlighters to kitchen, bathroom and ensuite

Under kitchen unit lighting

Shaver point and extractor fan in bathroom/ensuite

Chrome electrical fittings

Light in car barn/garage

Double socket in car barn/garage

External lighting to front and rear garden and car barn/garage

EVCP (electric vehicle charging point) located at side of house (except plot 4 where it is on car barn)

## HEATING & WATER

Gas fired central heating Underfloor heating to ground floor

Compact with style radiators with individual thermostatic controls to first floor (except Bedroom 1)

Room thermostat to Bedroom 1

Electric heated towel rails in bathroom and ensuite

## COMMUNICATIONS

CAT 5 home network points to Living Room, Snug/TV room (if applicable) and Bedroom 1

TV and telephone points to Living Room and bedrooms

## EXTERNAL

Garage, car barn and parking space located as shown on site plan

Outside tap and electric socket

Landscaped and turfed front garden

Shed provided where no garage

## FINISHING TOUCHES

Smooth ceilings throughout

Built-in wardrobes with hanging rail and shelf

## SECURITY & PEACE OF MIND

Cover under NHBC Buildmark Warranty

Mains smoke and carbon monoxide alarm

Security locking to all external doors

Windows fitted with security locks except for escape windows

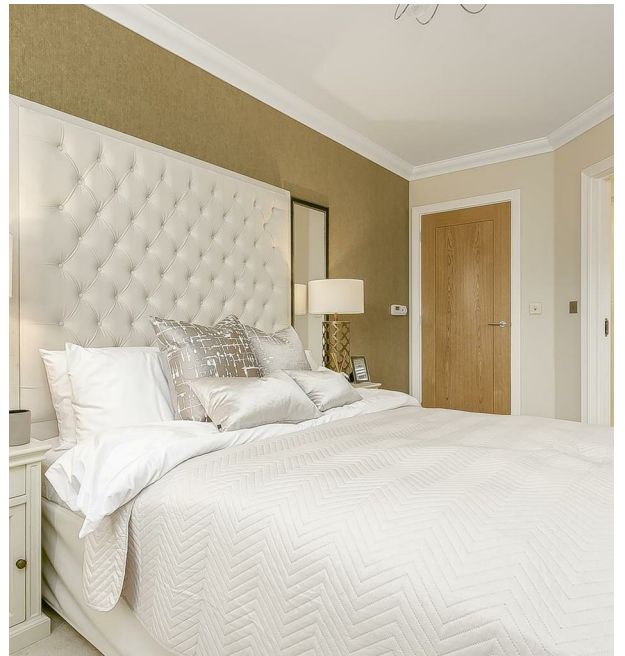
## SERVICE CHARGES

Each property pays an Annual Estate charge of £762.25.

## ROLLER SHUTTERS ON CAR BARN

Roller shutters can be added to the car barns at an additional cost, please contact us for prices.





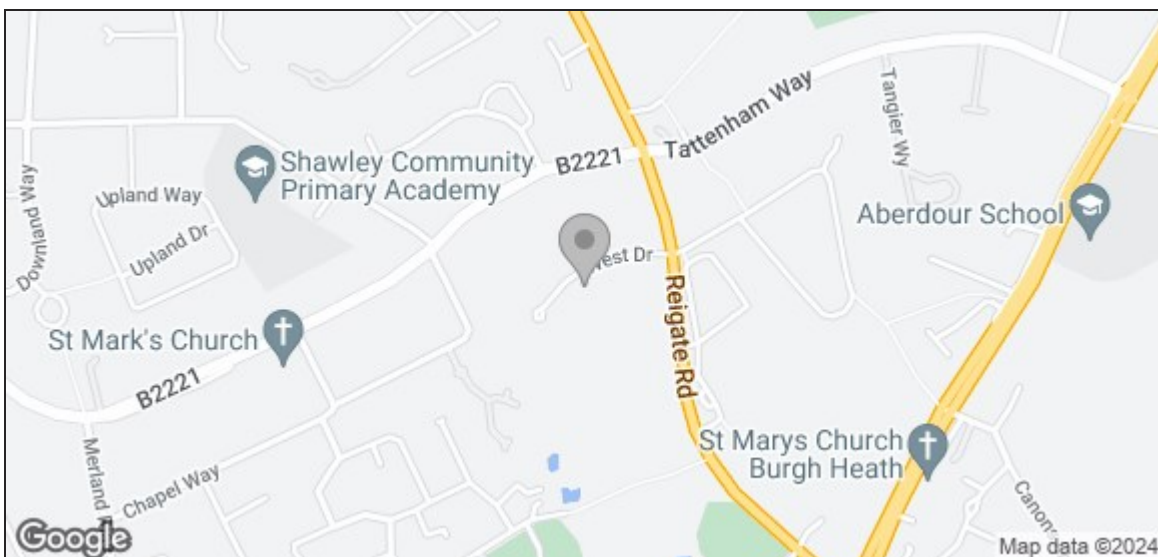


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**WILLIAMS  
HARLOW**

# THE CEDAR

3-BEDROOM SEMI-DETACHED HOME ~ PLOTS 5 & 6



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