



Boxhill Road, Tadworth

The **PERSONAL** Agent

Price Guide £1,100,000

Freehold

- Four bedroom detached family home
- Triple car port
- Private and secluded location
- Sitting room with wood burning stove
- Conservatory
- Hand painted Smallbone kitchen
- Two ensuite shower rooms
- Walk in wardrobe
- Third of an acre plot
- Charming rural village



Little Whispers

A stunning four bedroom detached family home situated in an idyllic location surrounded by trees and countryside. Offering a generous 2342 square foot and oozing charm through out with flexible living to suit any family.

Further benefits include ultimate privacy in the generous private rear garden.

A stunning four bedroom detached family home situated in an idyllic location surrounded by trees and countryside.

You are greeted by a large driveway with plenty of parking and a triple car port, and summer house.

The ground floor is beautifully presented offering flexible

accommodation and offers a sitting room with wood burning stove, conservatory, bespoke hand painted Smallbone kitchen with dining area opening to the rear garden, utility room, and fourth bedroom with ensuite shower room.

Upstairs there are three further bedrooms, the main bedroom with ensuite shower room, a family bathroom, and walk in wardrobe.

To the rear, steps down to the rear garden mainly laid to lawn, offering privacy and seclusion, with side access.

Box Hill is a beautiful location, offering rural life tranquillity with easy access to nearby towns and villages.

Surrounded by National Trust walks, close to Headley Heath and situated within an Area of Outstanding Natural Beauty, Box Hill offers so much. You are surrounded by options for

recreational activities including some of the best golf clubs around, Beaverbrook, Walton Heath,, Epsom RAC club, and Tyrells Wood.

Whilst a beautiful rural location Box Hill offers easy access to the M25.

There is a large selection of excellent schools nearby including Epsom College, St Johns School, City of London Freemans, The Ashcombe, and The Priory.

Tenure - Freehold
Council tax band - G







Little Whispers
 Total Area: 2342 SQ.FT • 217.58 SQ.M
 (Including Restricted Height Area & Home Office)
 Restricted Height Area : 139 SQ.FT • 12.87 SQ.M
 Home Office Area : 86 SQ.FT • 7.98 SQ.M



GROUND FLOOR

FIRST FLOOR

Disclaimer: For Illustration Purposes only
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		76	
(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	

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