



Downs Way, Tadworth

The PERSONAL Agent

£1,275,000

Freehold

- Character detached family home
- Luxury kitchen-breakfast room
- Four spacious reception rooms
- Conservatory
- Master bedroom with ensuite
- Guest suite with ensuite
- Three further bedrooms
- Family bathroom
- Driveway and garage
- Large secluded gardens

This detached five bedroom character family home is situated in one Tadworth's most sought after roads offering spacious and flexible accommodation throughout. The lovely rear garden has direct access onto acres of open countryside on Epsom Downs.

This lovely property has well appointed accommodation throughout, the spacious entrance hall with downstairs cloakroom leads to the luxury fitted kitchen breakfast room with integrated appliances and adjoining fitted utility room.

The lounge with fireplace flows through to the good size dining area and onto the conservatory which overlooks the secluded rear garden. Further accommodation on the ground floor includes a great size study and generous family room which also has an open fireplace.



The first floor leads to the five bedrooms, the large Master bedroom has dressing area with fitted wardrobes and spacious ensuite bathroom, the guest suite has fitted wardrobes and ensuite shower, there are three further good size bedrooms two of which have fitted wardrobes and one with drop down bed and ensuite shower room, there is a fitted family bathroom and separate WC.

Outside, the property is approached via its own driveway with ample parking which leads to the integral garage. The large secluded rear garden has large lawn area, extensive patio area and a purpose built, slate roof, mains powered summer house with generous deck area and outside lights, the garden backs directly on to the beautiful countryside of Epsom Downs.

Downs Way is a highly sought after pretty tree lined road situated within a few minutes walk of Tadworth village and train station. There are excellent local shops, supermarket, cafe's and restaurants.

Tadworth train station has a direct link with London Bridge with travel time approx 50 minutes, whilst Epsom town centre is approx. 3 miles away. Well regarded secondary and primary schools are also within easy reach. Acres of open countryside with walking footpaths and bridle paths are on the doorstep on Epsom Downs and Walton Heath. There are several golf courses nearby including Walton Heath, Kingswood, Surrey Downs and the Epsom RAC, along with easy access to the M25.

Tenure: Freehold
Council Tax Band: G

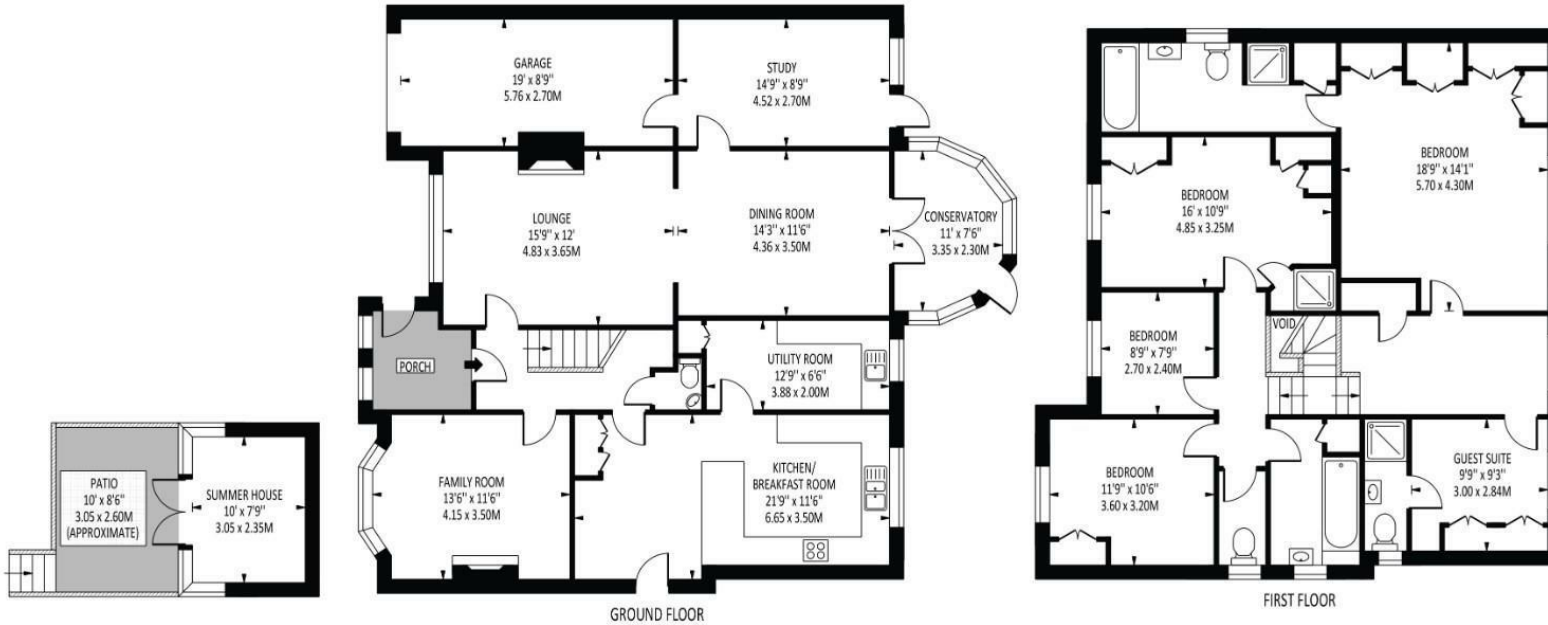




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Total Area: 2571 SQ FT • 238.81 SQ M
 (Including Summer House, Garage & Excluding Void)
 Summer House Area : 77 SQ FT • 7.17 SQ M
 Garage Area : 167 SQ FT • 15.55 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

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