



OAK TREE COTTAGE

TADWORTH

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OAK TREE COTTAGE 10 TADORNE ROAD

TADWORTH, KT20 5TD



2 RECEPTION ROOMS



KITCHEN & SUNROOM



3 BEDROOMS & LOFT ROOM



BATHROOM

APPROX 1738.67 sq ft / 161.53 M2

COUNCIL TAX BAND: G

EPC RATING: E

This stunning Sussex Farmhouse style detached house stands within a mature and level plot of half an acre and is situated in this much sought after and prime residential road.

As you approach the shingle driveway through the opening of the mature hedgerow to the frontage, and peer past the magnificent mature oak tree from which the property derived its name, you can instantly recognise the fantastic potential that this very pretty and characterful house offers. Indeed, a modest house in a large plot surrounded by larger and more expensive properties will always offer a buyer with a rare opportunity to develop and create their own future family home.

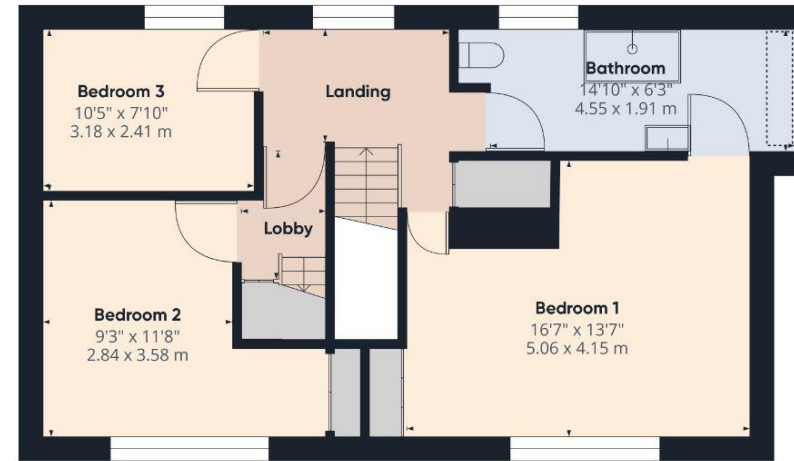
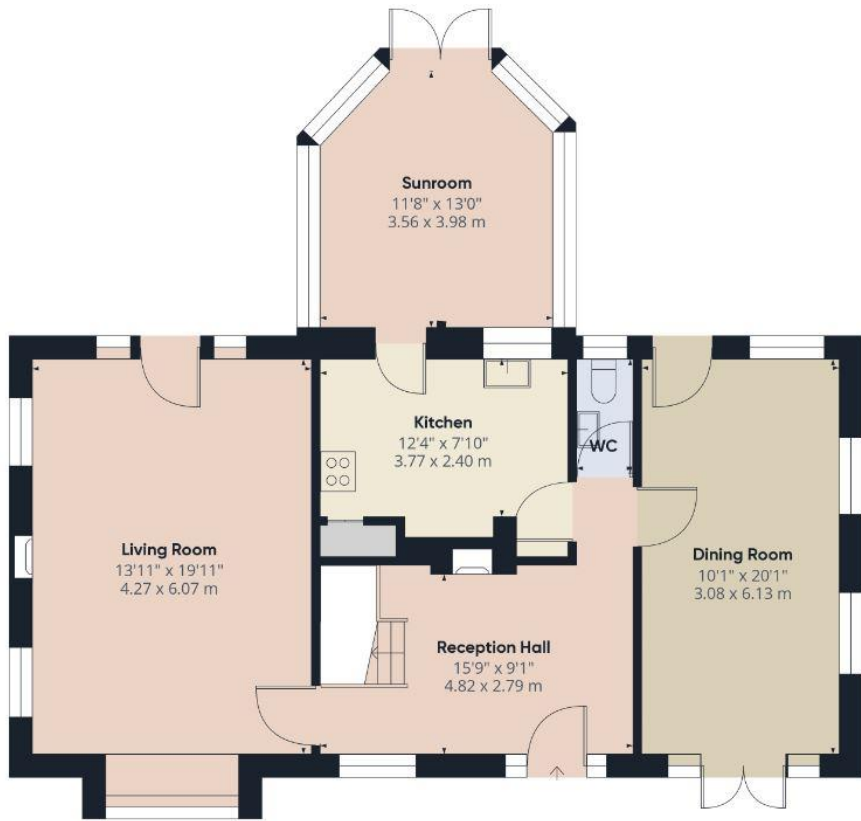
The property includes a spacious and welcoming reception hall with Claygate style fireplace and polished Canadian pine stripped flooring which extends to the beamed lounge with feature open fire place, and the dining room. There is a kitchen with adjoining sun/breakfast room overlooking the rear garden and a downstairs cloakroom. Upstairs there are three bedrooms, a large shower room and a loft room. The property is set predominantly to one side of its plot with over 20ft to the side and scope for a substantial extension subject to any required consents.

Outside the sweeping driveway provides parking for several vehicles and leads to a double barn style car port. We are fortunate in our timing in visiting this property in springtime as the gardens are well stocked with mature flowering shrubs including several varieties of large Rhododendrons adding to incredible seclusion. Standing within the plot it would be easy to believe that you were in a garden in the depths of the countryside rather than in a suburban village inside of the M25. The gardens also feature a large raised circular pond and a shingle patio area.

Tadworth Village centre is a short level walk away and offers a post office/general store, family butcher, a café, and Tadworth Station on the Tattenham Corner Line provides services to London Bridge and Victoria with a journey time of around 50 minutes. There is a sports centre and swimming pool in Tadworth along with several restaurants and Gastro pubs, and the area is surrounded by some of Surrey's finest open countryside at Walton Heath and Epsom Downs. The M25 is 3 miles to the south and there are schools both private and state run in the local area. Comprehensive shopping facilities can be found at a choice of vibrant nearby high streets including Banstead, Reigate, Epsom and Dorking.

ASKING PRICE: £1,150,000 FREEHOLD







WALTON ON THE HILL 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ
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IMPORTANT We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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