



FINE & COUNTRY
Kingswood

Holmwood
6 Downs View, Tadworth, Surrey KT20 5DY

Property at a glance

- Spacious Five Bedroom Family Home
- Extended & Modernised Throughout
- Open-Plan Kitchen/Dining/Family Room
- Living Room & Breakfast Room
- Utility Room & Cloakroom
- Master Bedroom With Dressing Room & Luxury Ensuite Bath/Shower Room
- Two Further Modern Bath/Shower Rooms
- Integral Double Garage
- Extensive Driveway
- Walking Distance To Tadworth Railway Station & Shops

Setting

This fabulous property is ideally situated in one of Tadworth's most sought-after locations and is conveniently situated close to the excellent facilities of Tadworth & Epsom. Tadworth Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south providing connections to the wider motorway network, whilst both Gatwick and Heathrow airports are within reach. For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

Locally there is a wide choice of state and independent schools including Chinthurst, Aberdour, and Tadworth Primary, whilst further schooling including Dunottar, Micklefield, and Reigate Grammar are found in the nearby town of Reigate. Tadworth village offers a post office, convenience store, butchers and a range of other shops. Epsom itself offers excellent shopping facilities, fine restaurants and a healthy selection of pubs, cafes & boutiques.

£4,000 PCM

Holmwood

Holmwood is a fabulous detached family home set in a quiet cul-de-sac within walking distance of Tadworth railway station and shops. The property offers beautifully presented and spacious accommodation throughout.

The accommodation includes a welcoming entrance hall, a superb living room with a contemporary fireplace, open-plan kitchen/breakfast/family room which wraps around the side and rear of the property. The kitchen is fitted with a range of cupboards and integrated appliances with a large, central island with a breakfast bar. The kitchen area is open to both the dining room and the breakfast/family area with a study station and access to the utility room. There are also bi-folding doors opening to the rear garden and a cloakroom accessed from the hallway.

On the first floor there are five bedrooms and three bathrooms. The magnificent master bedroom has a large dressing room and a luxury en-suite bath/shower room. Bedroom two comes with built-in wardrobes and a modern en-suite shower room, whilst three further bedrooms and a family bath room complete the first floor accommodation.

Outside there is an attractive L-shaped garden, whilst a large driveway to the front of the house provides ample parking and access to the integral double garage.

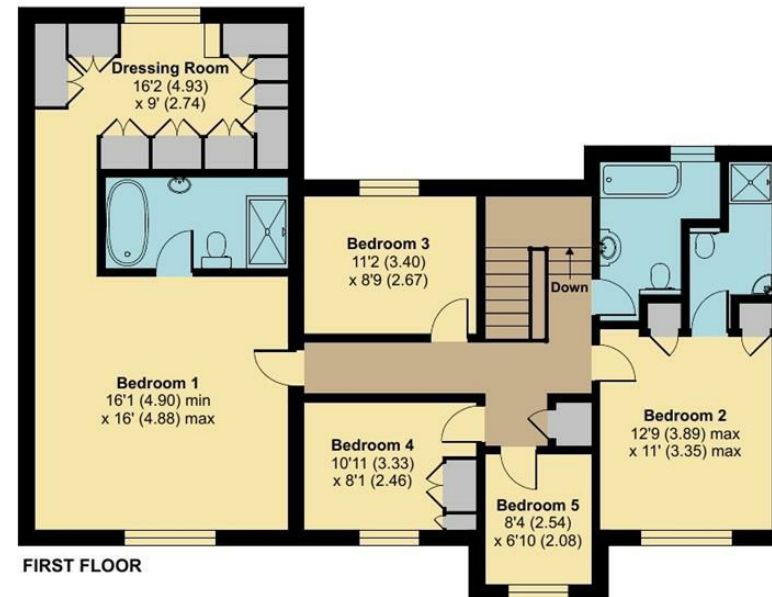
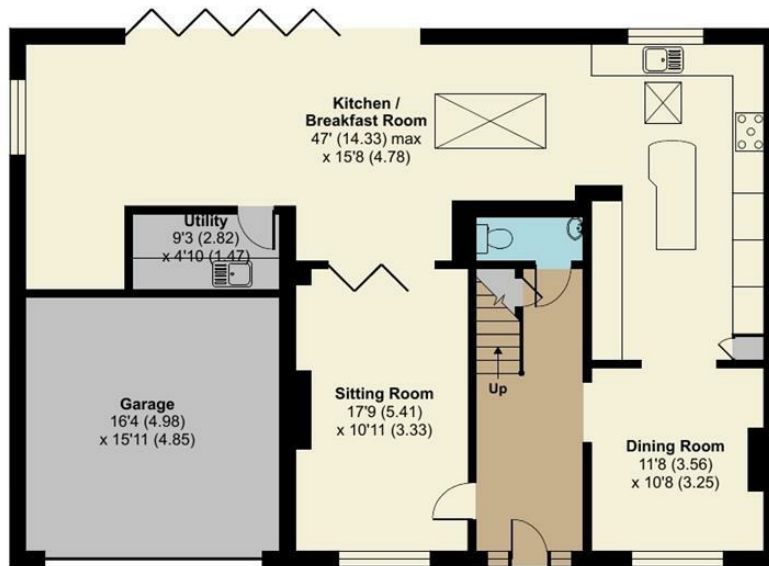
Deposit £4,615.38 (5 Weeks)
Council Tax Band - G
Available End of October 2024



Downs View, Tadworth, KT20

Approximate Area = 2722 sq ft / 252.8 sq m (includes garage)

For identification only - Not to scale

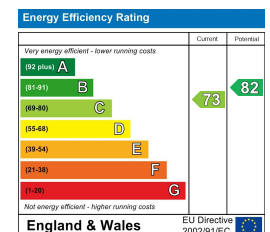


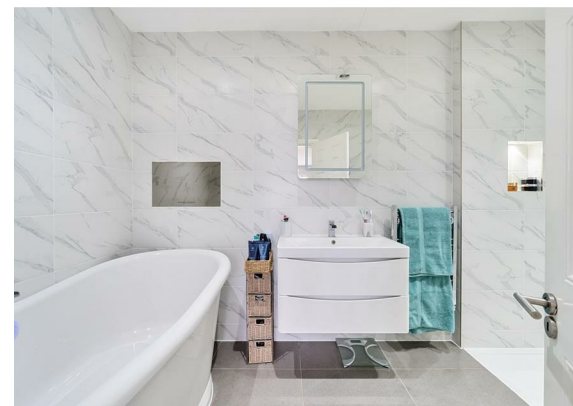
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Fine & Country. REF: 1096364

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.





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