



**FINE & COUNTRY**  
Kingswood

*27 Heathcote*  
Tadworth Park, Tadworth, Surrey KT20 5TH

## Property at a glance

- Spacious Seven Bedroom Family Home
- Popular Tadworth Park Location
- Two Reception Rooms & Study/Games Room
- Beautiful Fitted Kitchen/Breakfast Room With Underfloor Heating
- Utility Room With Underfloor Heating
- Recently Refurbished Throughout
- Four Luxury Bath/Shower Rooms With Underfloor Heating
- Good Sized Rear Garden With Summerhouse
- Attached Single Garage & Parking For Several Cars
- Close to Local Schools & Railway Station

## Setting

This spacious and well presented family home is ideally situated in one of Tadworth's sought-after locations and is conveniently close to the excellent facilities of Tadworth, Walton on the Hill & Epsom. Tadworth Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south whilst both Gatwick and Heathrow airports are within reach.

Locally there is a good choice of state and independent schools including Chinthurst, Aberdour, Walton on the Hill Primary and Tadworth Primary.

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.

Tadworth village offers a post office, convenience store, butchers, fishmongers and a range of other shops. Epsom, Walton on the Hill, Kingswood and Banstead offer excellent shopping facilities, restaurants and a healthy selection of pubs and cafes.

**£1,295,000 Freehold**

# 27 Heathcote

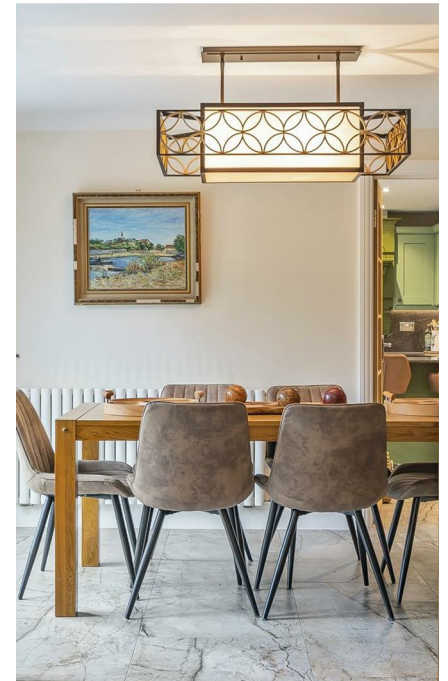
Located within the popular Tadworth Park is this extremely spacious detached property which comprises of seven bedrooms, three reception rooms and four bath/shower rooms with underfloor heating. This fabulous property has been refurbished by the current owners and is offered to the market in a superb condition throughout. Internally there are numerous stand out features such as Italian ceramic tiled flooring, high quality carpets, beautifully refitted kitchen/breakfast room, inglenook fireplace, double-glazed windows, new LED lighting throughout and Hive heating system to name but a few.

The adaptable accommodation is laid out across three floors and includes, to the ground floor, an enclosed porch leading to the spacious entrance hall, there is a double aspect living room with a feature fireplace, a dining room and a stunning kitchen/breakfast room laid throughout with Italian ceramic tiles. Both the reception rooms and the kitchen provide patio doors to the rear garden. There is also a utility room with underfloor heating, guest cloakroom and a further reception room, currently being used as an office/games room with modern fitted furniture.

To the first floor is a luxurious master suite which includes a well-appointed bath/shower room, a tile TV and a walk-in his and hers wardrobes. There are four further bedrooms and a luxury family bath/shower room. To the top floor are two more double bedrooms with modern en-suites and a shared dressing area with large storage cupboard.

To the rear of the property is a level garden with a newly laid patio, formal lawn with a summer house to the rear of the garden. To the front is a large drive which has parking for several cars and access to the single garage.

The property is extremely well located, being a short distance from shops, schools, a doctors surgery and Tadworth railway station with services to London Bridge and Victoria.



Heathcote, Tadworth, KT20

Approximate Area = 2938 sq ft / 272.9 sq m  
Limited Use Area(s) = 132 sq ft / 12.2 sq m  
Garage = 162 sq ft / 15 sq m  
Total = 3232 sq ft / 300.1 sq m

For identification only - Not to scale

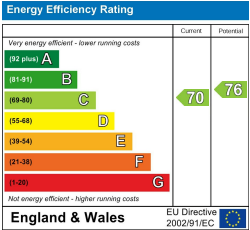


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Fine & Country. REF: 1201693

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.





Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS  
 Tel: +44 (0)1737 361014  
 Email: [kingswood@fineandcountry.com](mailto:kingswood@fineandcountry.com)  
 Web: [kingswood.fineandcountry.co.uk](http://kingswood.fineandcountry.co.uk)  
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