



FINE & COUNTRY
Kingswood

Ena's Cottage
82 Chapel Road, Tadworth, KT20 5SE

Property at a glance

- Period Victorian Cottage With Semi-Rural Outlook
- Three Double Bedrooms
- Two Modern Bathrooms
- Double Aspect Living Room With Log Bumer
- Pretty Dining Room With Period Features
- Bonus Loft/Storage Room Currently Used As a Home Office
- Purpose Built Garden Cabin
- Courtyard Walled Garden
- Off Street Parking For Two Cars
- Walking Distance To Village High Street, Shops and Railway Station

Setting

This pretty Victorian cottage 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.

£795,000 Freehold

Ena's Cottage, 82

This delightful Victorian cottage, built circa 1850, is set on a highly sought-after road with picturesque views across Walton Heath.

You are welcomed into the property through the original orangery, which leads into a beautiful double-aspect dining room featuring an original fireplace and exposed wooden floorboards. The contemporary kitchen is well appointed, offering a range of fitted units, a Butler's sink, space for a range cooker, and provision for an American-style fridge/freezer. Adjoining the kitchen is a useful utility room and a downstairs cloakroom. Completing the ground floor is a charming living room with a wood-burning stove and French doors opening onto the rear garden.

Upstairs, the principal bedroom enjoys a triple aspect, an original fireplace, fitted wardrobes, and a stylish ensuite shower room. There are two further double bedrooms both with fitted wardrobes and a spacious family bathroom, complete with a roll-top bath and separate shower.

In addition, stairs lead to the top floor, which features a versatile bonus room—ideal as a home office, games room, or for additional storage

Externally, the property features a pretty cottage-style front garden and off-street parking for two cars. To the rear, the L-shaped courtyard garden offers an inviting decked area and a versatile garden cabin, currently used as a home office.



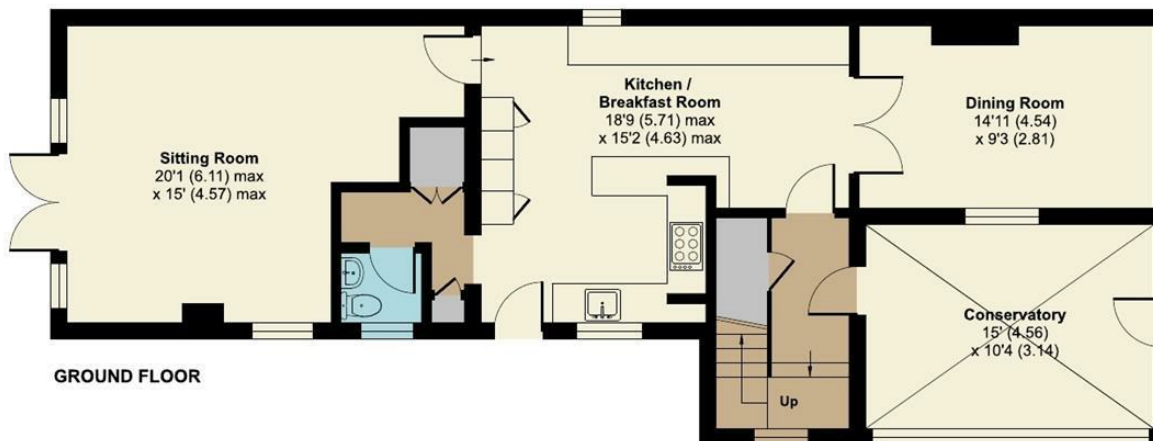
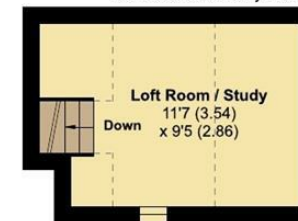
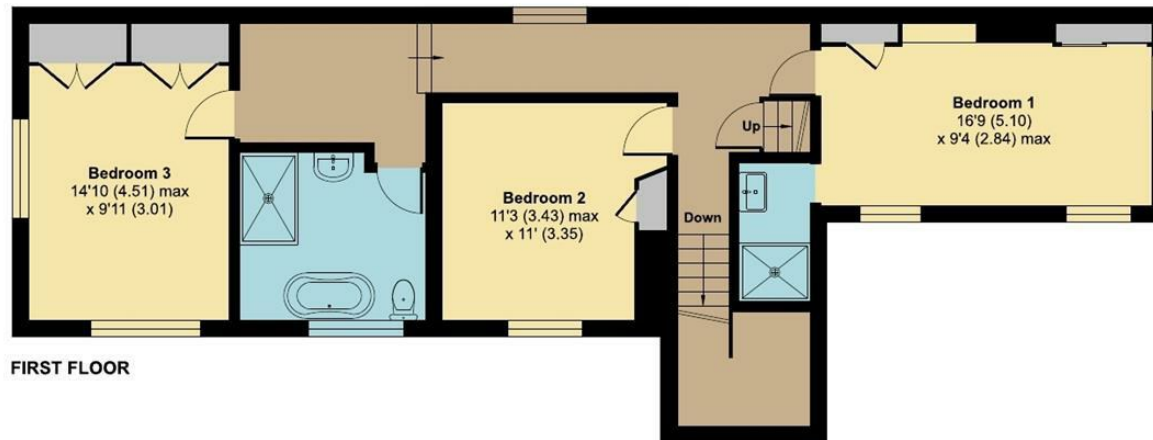
Chapel Road, Tadworth, KT20

Approximate Area = 1783 sq ft / 165.6 sq m

Limited Use Area(s) = 60 sq ft / 5.5 sq m

Total = 1843 sq ft / 171.1 sq m

For identification only - Not to scale



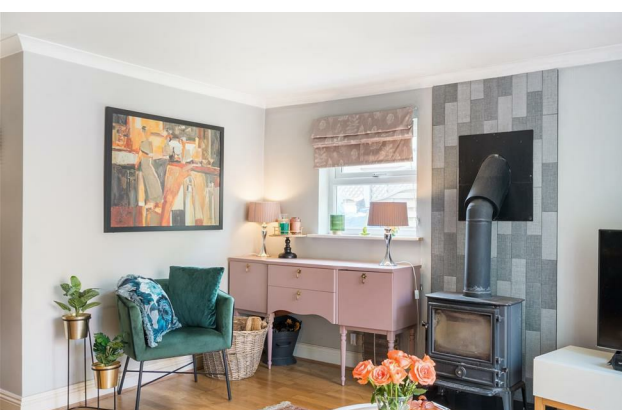
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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All measurements are approximate and quoted in metric with imperial equivalents 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 vendor's agents Fine & Country on 01737 361014.

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