



# 25 DOWNS WAY TADWORTH

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KT20 5DH



This imposing six bedroom detached character residence is situated in one of Tadworth's most sought after locations with beautiful westerly facing rear gardens backing directly onto Walton Downs.

The rear facing reception rooms and the majority of bedrooms have breath taking views across open farmland. The rear garden has direct access to a bridle path.

The extremely spacious flexible accommodation is over three floors and includes luxury kitchen-breakfast room, six bedrooms, four bathrooms and annexe with separate staircase.

The accommodation comprises: Large reception hall with downstairs cloakroom, spacious sitting room with fireplace, study, superb luxury kitchen-dining room with integrated appliances and island unit, utility room and large adjoining conservatory overlooking the rear gardens. The large family room has adjoining wet room/wc and stairs to the first floor Guest suite, this makes an ideal annexe or guest quarters.

The first floor has a very spacious Master bedroom with mesmerising views and en-suite shower room, Guest bedroom with en-suite shower room and two further good size bedrooms both with superb views to the rear.

Stairs lead to the second floor with two further large bedrooms one with an en-suite shower room and both having outstanding views across farmland.

The property is approached via a large in and out driveway with front garden area and access to the double garage.

The large westerly rear gardens are outstanding with mature planting, large patio area and side access. The gardens fall gently away and back directly onto a bridle path and Walton Downs

The residents of Downs Way own the fields to the rear and rent them as pasture and farmland.

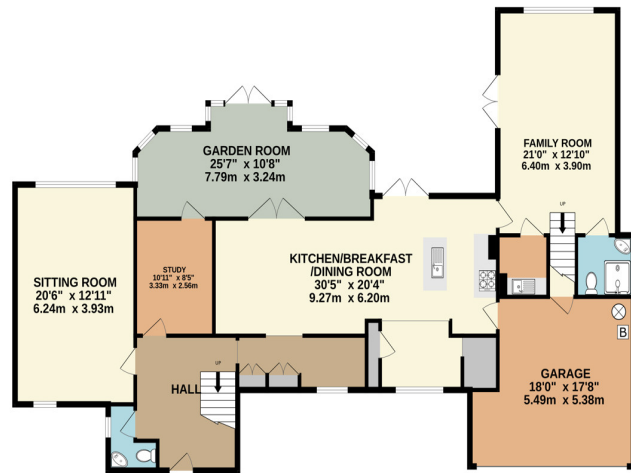
Downs Way is situated within easy walking distance of Tadworth village with its excellent local shops, restaurants, cafes and well regarded schools and train station with direct link to London Bridge. The nearby A217 affords access to larger towns and the M25 junction 8.

**A VERY SPACIOUS DETACHED  
CHARACTER PROPERTY SITUATED IN A  
PRESTIGIOUS VILLAGE ROAD. SUPERB  
WEST FACING GARDENS BACKING  
DIRECTLY ONTO FARMLAND.**

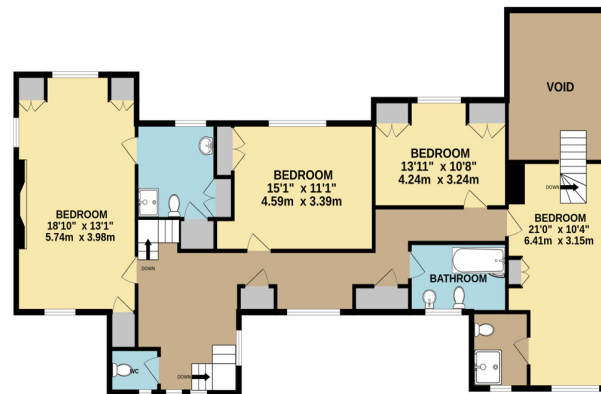
**£1.765M FREEHOLD BAND H**



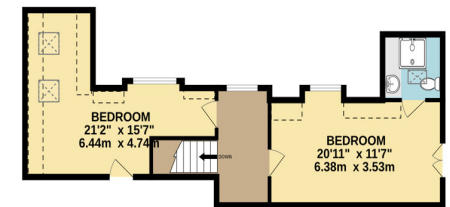
GROUND FLOOR  
1831 sq.ft. (170.1 sq.m.) approx.



1ST FLOOR  
1527 sq.ft. (141.9 sq.m.) approx.



2ND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 4072sq.ft. (378.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# BARTLETT & COOKE

1 STATION APPROACH, TADWORTH, SURREY, KT20 5AG

OFFICE: 01737 814900 FAX: 01737 814747 EMAIL: SALES@BARTLETTCOOKE.CO.UK

WWW.BARTLETTCOOKE.CO.UK

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