



Silver Birches, Tadworth, Surrey

£1,295,000 - Freehold

4

3

2

**WILLIAMS  
HARLOW**























SHOW HOME OPEN FRIDAY - MONDAY INCLUSIVE 10AM - 5PM

The Manor, Silver Birches is an impressive detached house with 2117 square foot of accommodation offering modern family living with an impressive open plan kitchen/dining/family space, separate reception room, study, downstairs WC and separate utility room all to the ground floor. There are four generous bedrooms to the first floor, two with en-suites, plus a family bathroom.

Silver Birches is a stunning collection of just five beautifully designed 3 & 4-bedroom houses by Devine Homes of Reigate in an exclusive location just off Shelveys Way, Tadworth near to Epsom Racecourse in Surrey.

The development is less than half a mile from the A217 Brighton Road which takes you north to join the A24 and A3 into Central London or south to access the M25 at Junction 8 (Reigate)

Every home at Silver Birches has been individually designed and beautifully finished with a luxury specification. From stunning designer kitchens through to stylish family bathroom suites: quality, innovation and tradition combine to deliver outstanding spaces ideally suited to modern living. All offer EPC A ratings

Please contact us now for further information or to arrange an appointment for the open event please contact us

You may download a copy of the full brochure from this advertisement

Please note the images used within this advertisement are general images and do not show the plot in question they are a general illustration of a recent Devine Home finish

## THE PROPERTY

A substantial four bedroom family home, The Manor welcomes

you with a large entrance hall leading off to an impressive open plan living space comprising of kitchen, dining and family space to the left, a large living room to the right as well as a useful downstairs study. The Manor offers four generous bedrooms, two with en-suites and a family bathroom.

## SPECIFICATIONS

### KITCHEN

- Individually designed in frame painted kitchens
- Silestone worktops with upstand and splashback
- Integrated oven and separate combination oven
- Quooker Boiling Water tap (applies to selected plots)
- Black glass induction hob
- Integrated fridge and separate integrated freezer
- Integrated dishwasher
- Wine cooler
- Karndean flooring

### DOORS & INTERNAL JOINERY

- Oak inlay internal doors with brushed chrome ironmongery
- Oak handrail with white painted newel posts & spindles (Full oak to plots 2 and 4)
- Skirting and architrave - double grooved and chamfered

### QUALITY BATHROOMS

- Contemporary bathroom suites
- Vanity units below basins
- Thermostatically controlled Aqualisa showers with concealed valves
- Bathroom part tiled
- Shower areas fully tiled
- Flooring – Ceramic tiling or Karndean
- Mirrors as shown on bathroom layouts

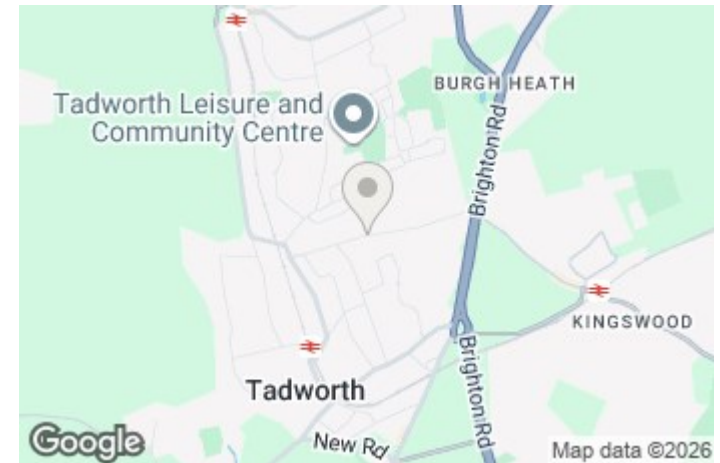
### ELECTRICAL & LIGHTING

- LED downlighters to kitchen, bathroom and en-suite
- LED lighting strips under kitchen units
- Shaver point in bathroom / en-suite
- Brushed chrome electrical fittings
- Light in garage

- Double socket in garage
- External lighting to front and rear garden and garage
- Electric vehicle charge point (EVCP)
- Solar PV panels

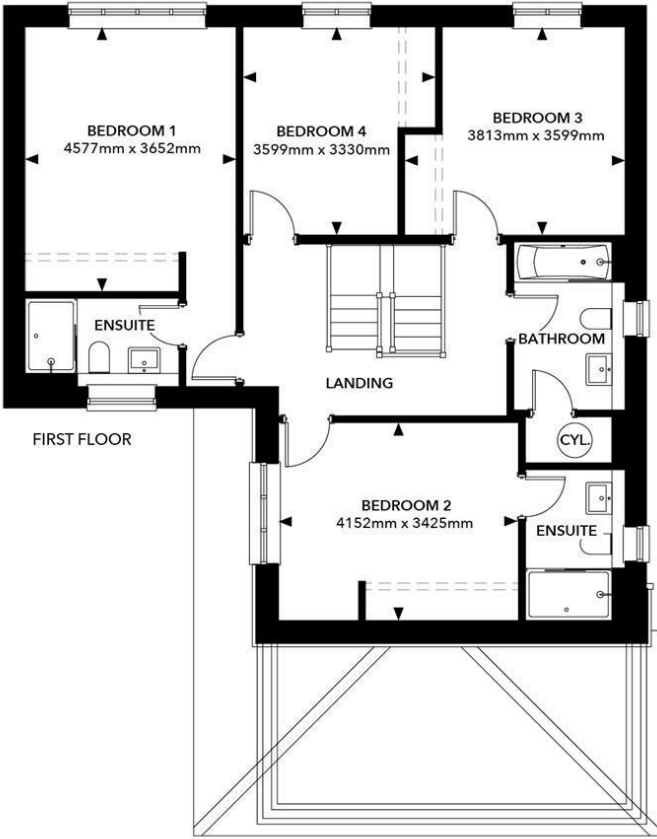
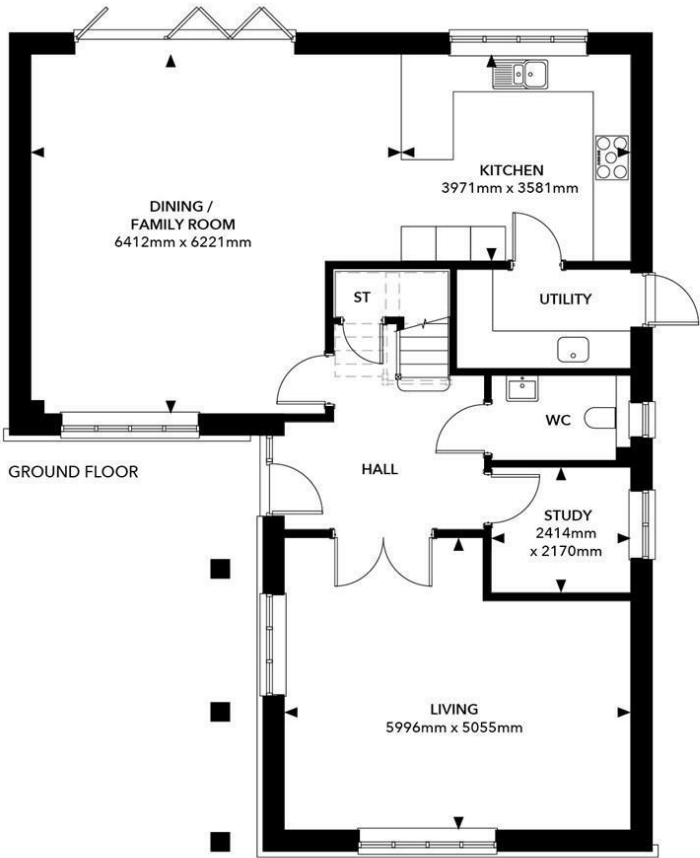
## COUNCIL TAX

Reigate & Banstead - BAND F Estimated.





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| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>94</b> |                            |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |