

Kennedys'

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38, Kingswood Road
Tadworth
KT20 5EG

Set on a generous plot on one of
Tadworth's most desirable roads,
this beautifully presented 4
bedroom home offers spacious
and flexible living; not to be
missed.

OIEO
£1,150,000



4



2



2



4+



- Four-bedroom detached home in a prime Tadworth location
- Spacious living areas including refitted kitchen/breakfast room
- Garden studio with shower room
- Close to Tadworth Station, village shops, schools & Epsom Downs
- Beautifully updated while retaining original character
- Four double bedrooms, principle with ensuite
- Large private garden and double garage
- Viewing by appointment only



PROPERTY DESCRIPTION

There are times, every now and again, when we take a home on that just ticks every box, doesn't ask any questions and just makes you want to buy it there and then; and this is most definitely one of those times, and one of those homes.

Believed to have been built as the original crafter's cottage, this attractive 4 bedroom detached property is the perfect example of how one can combine modern styles and standards whilst retaining the charm and character of the homes original era. Offering over 2600 sq ft of footprint, including the house, garden studio and garaging, this is a really well proportioned home, with a great layout that offers open spaces such as the kitchen/breakfast room and garden room area, as well as areas such as the beautiful sitting/dining room that just oozes serenity, study/family room, utility room that has external doors to the front and rear, cloakroom, and to the first floor are the primary bedroom with ensuite, three really lovely bedrooms and large family bathroom.

The specification reads more like a new build, but better, as I hope our photographers have captured; everywhere, everything, is perfectly placed and thoughtfully executed, with a really individual flare that captures you; take a look at that kitchen island, spot the floors (wood and tiles alike) the door furniture (and the doors themselves) some of the cabinetry, the stylish double glazed casements, the modern but timeless bathroom refurbishments, and genuinely much more besides. On a practical level you have a large brick paved driveway and forecourt that provides ample parking for private and guest use, whilst to the rear is a detached garage (accessed from Holsart Close). The rear garden itself has large areas of terracing and decking, central lawn, kitchen garden area, and well established borders, as well as featuring a detached outhouse that can be utilised as an office, garden studio or gym, including a wc/shower room.







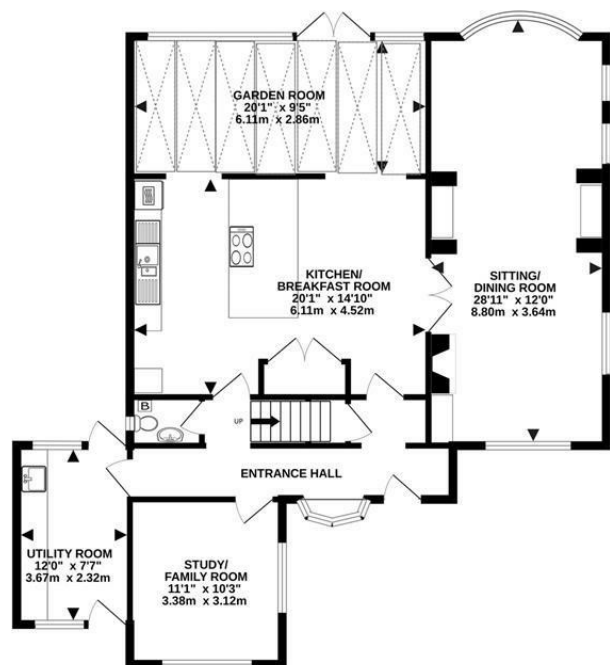


PROPERTY DESCRIPTION

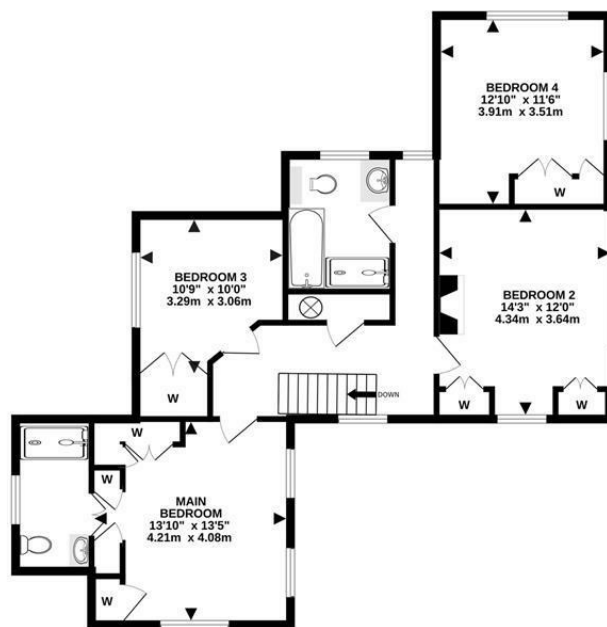
So I think that about covers it, and together with our photography and floor plan, I hope we have provided everything you need for now, but if you have any questions or of course wish to arrange a private viewing, please do give us a call or email us and we will do the rest.

Kingswood Road affords an enviable location on the edge of Tadworth village, perfectly located for access to the Epsom Downs, as well as Tadworth Train Station offering regular trains into London, and a short walk away from local shops and facilities including independent traders such as butcher, fishmonger, baker, hairdresser, coffee shop, dry cleaner, vet, several restaurants, village supermarket and much more besides. The surrounding areas offer open countryside with Epsom Downs Racecourse, Walton Heath and several renowned golf courses close by. For the commuter, Junction 8 of the M25 is within 5 miles, providing access to Gatwick and Heathrow airports and the national motorway network. There is a variety of schools within the area including Walton on the Hill Primary School, Tadworth Primary School & Chinthurst Prep School as well as City of London Freeman's School and Epsom College to name but a few.

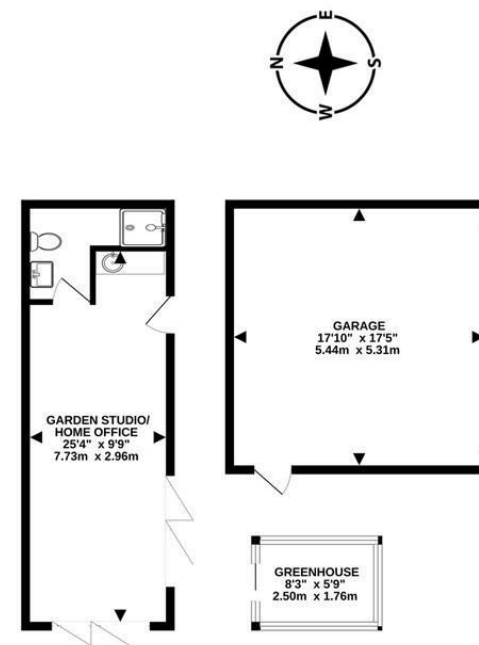
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GROUND FLOOR



1ST FLOOR



OUTBUILDINGS

MAIN HOUSE 188.4 SQ.M (2028 SQ.FT) OUTBUILDINGS 58.9 SQ.M (634 SQ.FT)

TOTAL FLOOR AREA : 2661 sq.ft. (247.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(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	

38, Kingswood Road

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: C

COUNCIL: Reigate and Banstead

TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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