



KAYBRIDGE
RESIDENTIAL



Beechdene
Tadworth

Guide Price £1,150,000 to £1,250,000



1a Beechdene

Tadworth

- Five Bedroom Detached House
- Exceptional luxury family home finished to a high specification
- Fully integrated underfloor heating system (17 zones) throughout
- Advanced heat recovery ventilation system for fresh, filtered air
- Spacious and versatile open-plan living accommodation
- High-quality kitchen and seamless entertaining space
- Jacuzzi bath in the main family bathroom
- Integrated central vacuum system
- Designed for modern, energy-efficient living

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An exceptional and beautifully designed **luxury family home**, finished to an outstanding specification throughout, combining elegant living with cutting-edge technology and thoughtful design.

This impressive residence offers spacious and versatile accommodation, perfectly suited to modern family life. The ground floor provides expansive living and entertaining space, complemented by a high-quality kitchen and a seamless flow throughout. Upstairs, the property continues to impress with well-proportioned bedrooms and a stunning family bathroom featuring a **luxurious Jacuzzi bath**, creating the perfect space to relax and unwind.



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Comfort and efficiency are at the heart of this home. A fully integrated **underfloor heating system**, divided into **17 individually controlled zones**, allows precise temperature control throughout the property, ensuring every room is tailored to your preference. This is further enhanced by a sophisticated **heat recovery ventilation system**, which continuously circulates fresh, filtered air, creating a healthier living environment—particularly beneficial for those with allergies.

Designed with practicality in mind, the home features a discreet **laundry chute** from the upper floor directly into the utility room, as well as an integrated **central vacuum system**, providing effortless and efficient cleaning throughout.

The property is also environmentally conscious, benefitting from a modern **private treatment plant**, offering sustainable and cost-effective wastewater management.

Externally, the property offers a peaceful setting with scope to further enhance, including **potential to extend with an orangery or conservatory (STPP)**. High-speed **fibre broadband (Virgin)** is already installed, ensuring the home is fully equipped for modern connectivity.

Situated in a desirable location within **KT20**, the property enjoys excellent access to local amenities, highly regarded schools, and convenient transport links, making it ideal for families and commuters alike.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

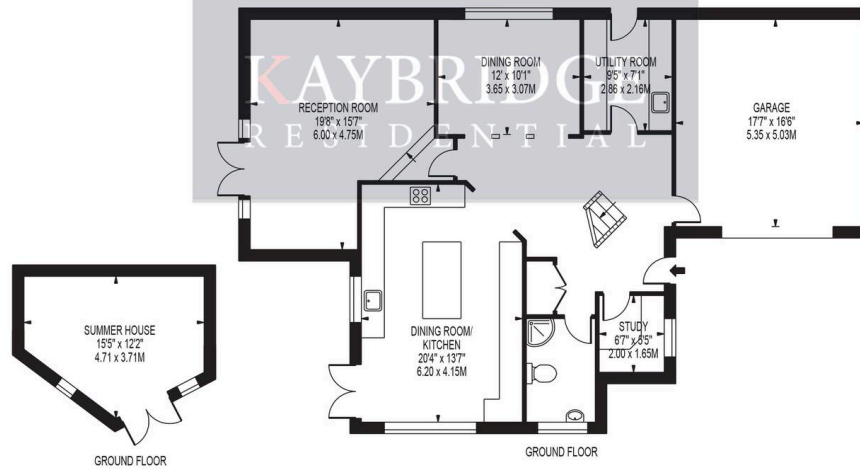
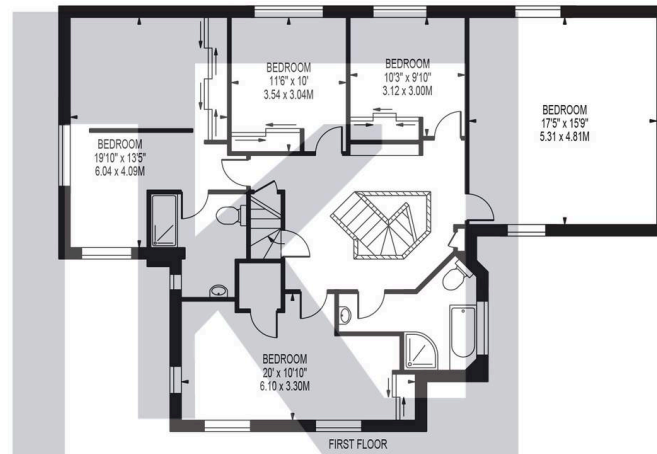
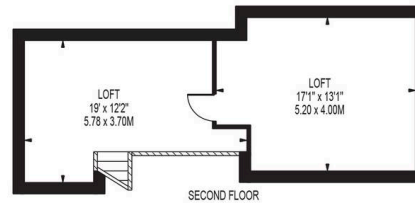
EPC Environmental Impact Rating: D





BEECHDENE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3054 SQ FT - 283.69 SQ M
 (INCLUDING GARAGE & EXCLUDING SUMMER HOUSE)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 290 SQ FT - 26.91 SQ M
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 149 SQ FT - 13.85 SQ M



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