

The PERSONAL Agent

Epsom Lane South, Tadworth

Guide Price £1,500,000

Epsom Lane South

Tadworth

- Impressive detached period home dating back to approximately 1910
- Generous quarter-acre plot in one of Tadworth's oldest lanes
- Six spacious bedrooms and three bathrooms
- Heated indoor swimming pool, sauna and shower room
- Three principal reception rooms plus additional living spaces
- Sheltered courtyard with covered garden room
- Double garage with scope for alternative use, subject to consents
- Extensive driveway providing parking for approximately 8–10 vehicles
- Walking distance of Tadworth Village shops and railway station

Set along one of Tadworth's oldest village lanes, this handsome Edwardian detached home has been cherished by the same family for almost 30 years.

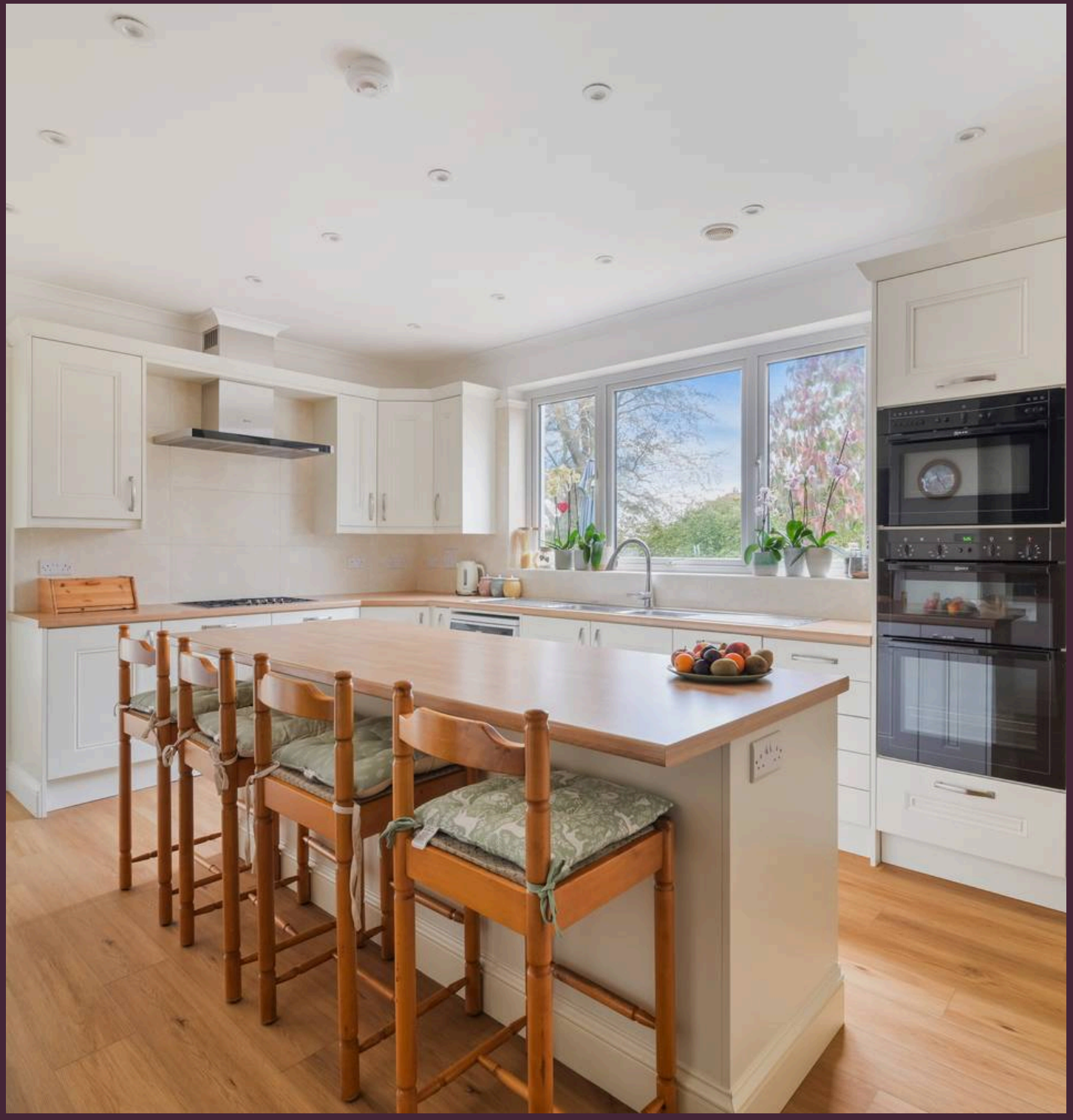
Built around 1910 and offering over 5,000 sq ft of versatile accommodation on a plot of approximately 0.25 acres, it blends period character with thoughtful extensions and modern comforts.











Description

Highlights include three principal reception rooms, six bedrooms, three bathrooms and a heated indoor swimming pool with sauna and changing facilities. Outside are secluded gardens, a sheltered courtyard, a garage/workshop and driveway parking for up to 8–10 cars. With scope for further adaptation, this substantial home is walking distance of Tadworth village shops and station.

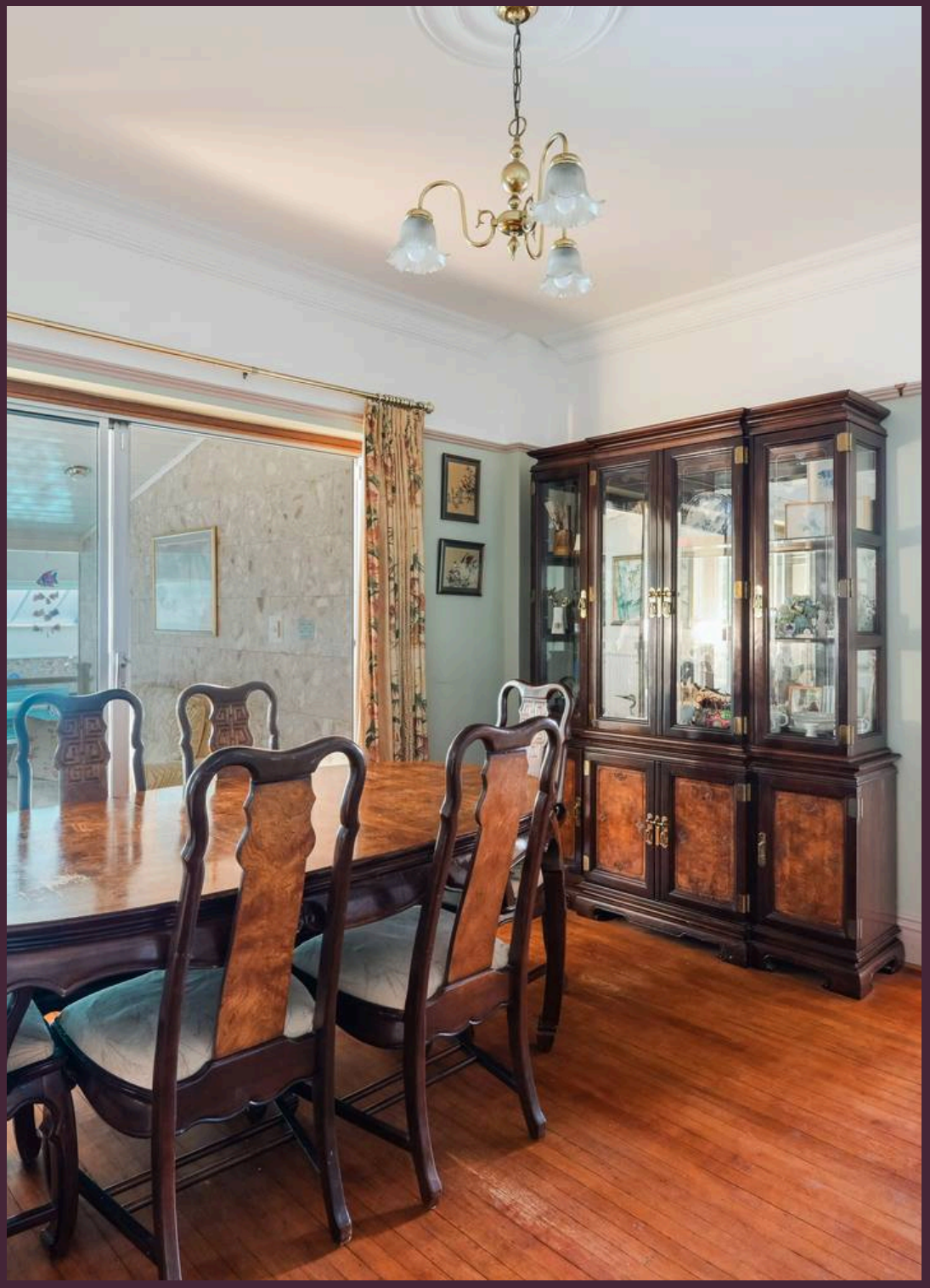
We are delighted to present this exceptional Edwardian detached family home, coming to the market for the first time in almost three decades.

Occupying a sweeping frontage along one of Tadworth's oldest lanes, this handsome residence was built around 1910, when the arrival of the railway helped establish the village as a sought-after residential setting.

Sympathetically extended and improved by its current owners, the property retains its original sense of grandeur whilst providing an impressive level of space and flexibility for modern family life.

With accommodation extending to over 5,000 sq ft, the layout offers three main reception rooms alongside further areas for working, relaxing and entertaining.

The owners have also invested in practical improvements, including a recently renewed roof and gutters, replacement windows to almost all rooms, upgraded heating and extensive insulation, creating a home of considerable character with a welcome focus on energy efficiency.



At the heart of the home are a welcoming reception hall, sitting room, dining room, family room/study and spacious kitchen/breakfast room, complemented by a pantry, utility room and cloakroom. A particular highlight is the heated indoor swimming pool, complete with a relaxing lounge area, sauna and shower/changing room.

Double doors open onto a sheltered, sun-trap courtyard with a covered garden room, ideal for year round enjoyment. The first floor provides five double bedrooms and three bathrooms, including two en-suite facilities. A generous sixth bedroom on the second floor could equally serve as a studio or home office, whilst a broad roof terrace overlooks the rear garden.

The secluded grounds are designed for easy maintenance, with a rear garden of approximately 80 ft by 70 ft and an expansive frontage of around 180 ft. The former double garage is currently used as a workshop and offers exciting potential for alternative uses, subject to any necessary consent.A concrete base has already been laid for a further garage or carport, and the driveway offers parking for approximately 8–10 vehicles.

Tadworth's village shops, amenities and railway station are just a short walk away, with services towards London Bridge and Victoria. Nearby Walton on the Hill, Epsom, Banstead and Reigate offer further shopping and dining, while the Surrey Hills, Walton Heath and Epsom Downs provide wonderful outdoor leisure opportunities. Well-regarded schools, including Chinthurst, Epsom College and Reigate Grammar, are also accessible.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





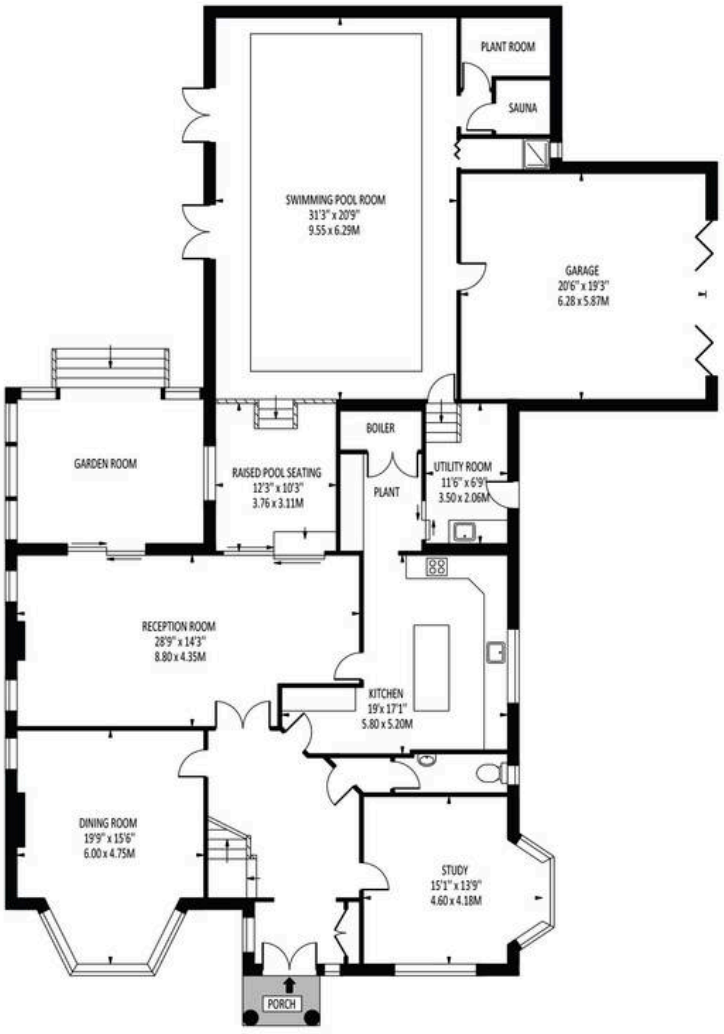




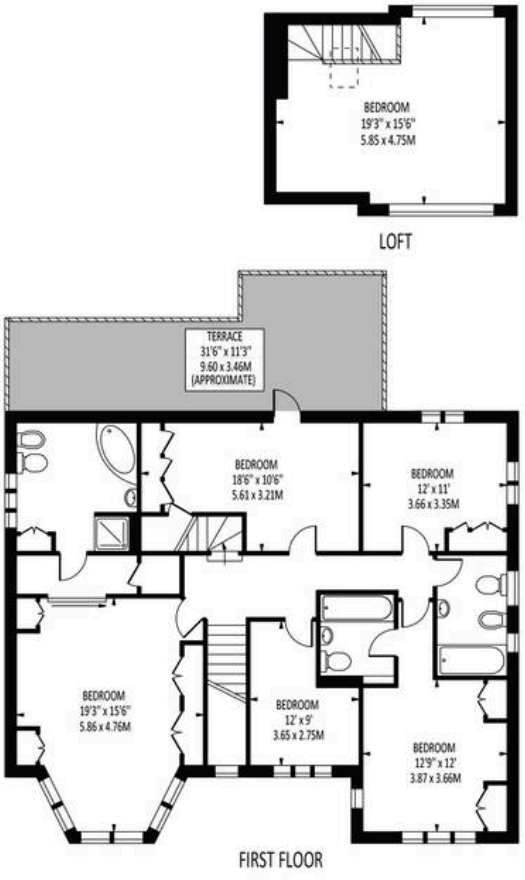
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Total Area: 4455 SQ FT • 413.88 SQ M
(Including Garage & Excluding Garden Room)
Garage Area : 397 SQ FT • 36.86 SQ M



GROUND FLOOR



LOFT

FIRST FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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