

FINE & COUNTRY

# *Coach House, 3 Morton*

Tadworth, Surrey, KT20 5UA

# Coach House, 3 Morton

## Property at a glance

- Four Bedroom Link Detached Property
- Two Modern Bath/Shower Rooms With Underfloor Heating
- Popular Tadworth Park Location
- Located in Quiet Cul-de-Sac Location
- Clive Christian Kitchen/Breakfast Room
- Well Appointed Living Room & Dining Room
- Large Conservatory
- Pretty Rear Garden
- Double Garage & Parking For Several Cars
- Close To Schools & Railway Station

## Setting

This well presented family home is ideally situated in one of Tadworth's sought-after locations and is conveniently close to the excellent facilities of Tadworth, Walton on the Hill & Epsom. Tadworth Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south whilst both Gatwick and Heathrow airports are within reach.

Locally there is a good choice of state and independent schools including Chinthurst, Aberdour, Walton on the Hill Primary and Tadworth Primary.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

Tadworth village offers a post office, convenience store, butchers, fishmongers and a range of other shops. Epsom, Walton on the Hill, Kingswood and Banstead offer excellent shopping facilities, restaurants and a healthy selection of pubs and cafes.

£875,000 Freehold

Situated within a peaceful, private close, on the highly sought after Tadworth Park Estate, this well presented four-bedroom link-detached home offers thoughtfully arranged and well appointed accommodation.

A welcoming entrance hall sets the tone for the ground floor, with underfloor heating extending throughout the hall and kitchen. This leads through to a well appointed Clive Christian kitchen/breakfast room, beautifully crafted with solid wood cabinetry and complemented by integrated Neff appliances and a Rangemaster cooker. A side door provides convenient access to the garden.

To the front of the property, the separate dining room features an attractive bay window, providing an inviting setting for both family meals and more formal occasions. The sitting room offers a comfortable space in which to relax or entertain, with bi-fold doors opening into the conservatory. Enhanced by underfloor heating, the conservatory provides an additional reception area to enjoy throughout the seasons. A ground floor cloakroom completes the accommodation.

The principal bedroom features fitted wardrobes and a modern ensuite bath and shower room. Three further bedrooms, each benefiting from fitted wardrobes, provide versatile accommodation, with bedroom two currently arranged as a study. These rooms are served by a well appointed family bathroom.

Externally, the property enjoys a private driveway providing parking for several vehicles, together with a double garage featuring a tiled floor and loft access. The garden is attractively landscaped with a variety of mature shrubs and trees, creating a pleasant outdoor setting for relaxation and entertaining. Beyond the garden lies adjoining amenity land, with each property owner holding one share, offering further privacy.

This property is well located, being a short distance from shops, schools, a doctors surgery and Tadworth railway station with services to London Bridge.





# Morton, Tadworth, KT20

Approximate Area = 1812 sq ft / 168.3 sq m
Garage = 326 sq ft / 30.2 sq m
Total = 2138 sq ft / 198.5 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Fine & Country. REF: 1540432

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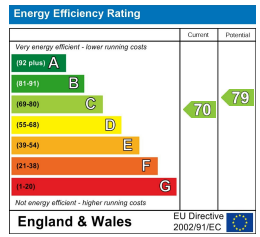
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

**Viewings strictly via the vendor's agents Fine & Country on 01737 361014.**



















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