

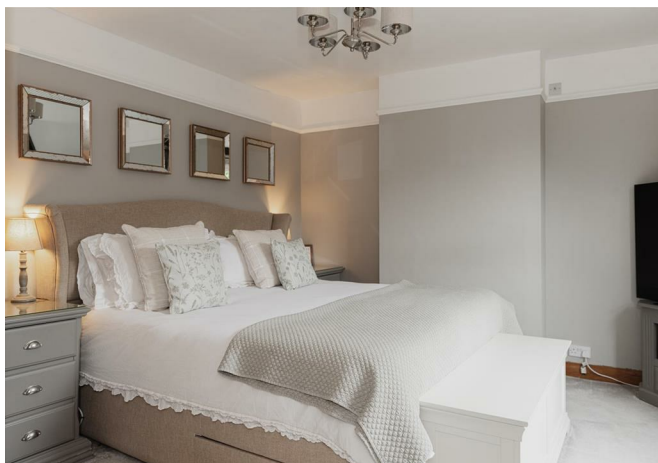


Mint Lane, Tadworth

£725,000







“

A superbly refurbished character cottage positioned  
in an idyllic semi rural setting

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Set in a beautiful semi rural location in a peaceful private no through road sits this wonderful three bedroom character cottage, which has been refurbished to a stunning condition by the current owners, whilst still maintaining a lot of the original features to stay in-keeping with the age of the home.

Downstairs the owners have created a perfect blend of modern and character, showcased by the open plan kitchen / dining space, which boasts bare brick walls, open fireplaces and original beams, creating a real barn style area with ample worktop space and breakfast bar topped off with the newly laid herringbone floor throughout. There is also the added benefit of a separate utility room, as well as a downstairs w/c - both rare for a property of its age. To the front of the property there is a snug lounge, ideal for cosy evenings in, especially with the open fire adding to the feel of the country setting.

On the first floor there are two generously sized double bedrooms, of which the primary bedroom has a walk in wardrobe, as well as the beautifully restored family bathroom complete with separate shower. There is also a third double bedroom on the second floor, currently used as a dressing room, which boasts lovely countryside views.

Outside there is a wonderfully landscaped rear garden, with a secluded patio area which is ideal for hosting being accessed directly from the dining area via the brand new double doors. as well as a log store to keep the fires going. To the rear of the garden there is a brilliant outbuilding, easily used as an annexe or home office, which already has power. To the front and side of the home there is a private driveway suitable for multiple cars.



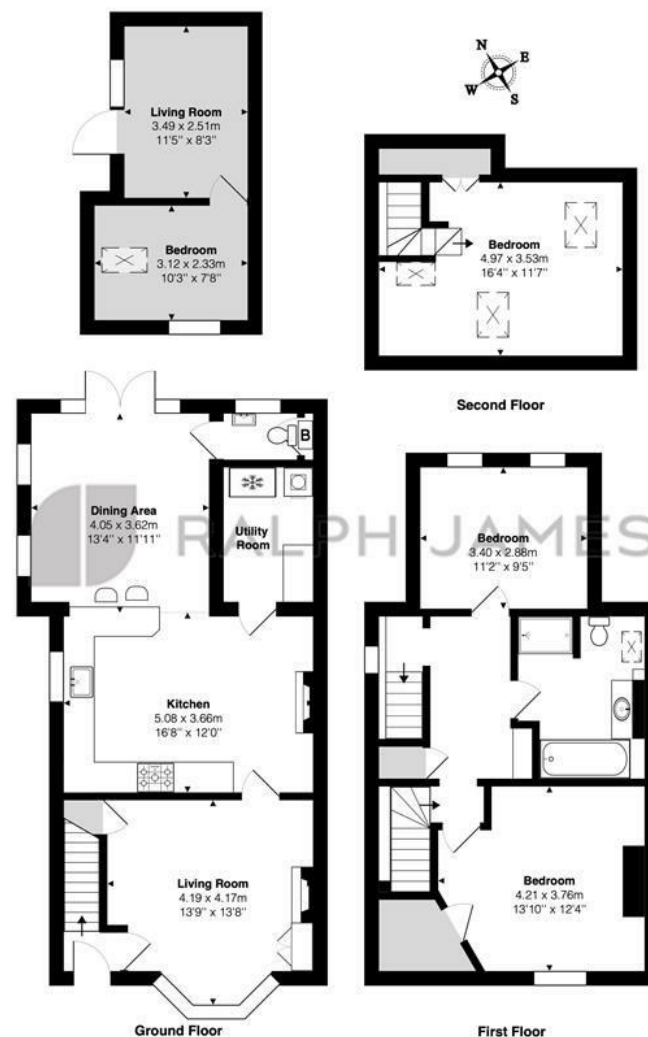
## Need to know

- Beautifully presented semi detached period cottage
- Located in a private lane in a semi rural location
- Newly laid herringbone floor to the entire downstairs
- Stunning open plan kitchen / dining space complete with brand new double doors overlooking the rear garden
- Three generously sized double bedrooms with a further lounge and bedroom in the cabin that the current owners use for additional guest space
- Wonderfully restored and refurbished family bathroom
- Secluded rear garden with annexe potential for extra guest space or a home office and log store.
- Private driveway with space for 3 cars to the front of the property along with side access
- Cosy lounge to the front with bare brick fireplace
- Separate utility room

## Interested?

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Total Area: 146.3 m<sup>2</sup> ... 1575 ft<sup>2</sup>

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 RALPH JAMES