

FINE & COUNTRY

1 Mabbots

Tadworth Park, Tadworth, Surrey, KT20 5TS

Property at a glance

- Five Bedroom Detached Family Home
- Popular Tadworth Park Location
- Open-Plan Kitchen/Dining/Family Room
- Double Aspect Sitting Room & Study/Playroom
- Utility Room & Cloakroom
- Dressing Room To Principal Bedroom
- Three Modern Bath/Shower Rooms
- Integral Double Garage & Off Street Parking For Three Cars
- Walking Distance To Tadworth Village, School & Railway Station
- No Onward Chain

Setting

This beautiful 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.

£1,395,000 Freehold

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This five-bedroom detached home occupies a prime position at the Tadworth Village end of this popular development, ideally situated close to local schools, shops and Tadworth railway station.

The property opens into a spacious entrance hall, leading through to a thoughtfully designed open-plan kitchen, fitted with solid wood cabinetry, a comprehensive range of units, granite work surfaces and integrated appliances. This leads to a good sized utility room, with access to the rear garden and a further door providing access to the integral double garage. Adjoining the kitchen, the dining and family area features two large skylights, creating a wonderfully light and welcoming space for family gatherings, with French doors opening directly onto the garden.

The generous living room features an attractive fireplace and doors leading through to the family and dining area. A separate study/playroom and contemporary cloakroom complete the ground floor accommodation.

Upstairs, a spacious landing provides access to five well proportioned bedrooms. The principal bedroom benefits from a dedicated dressing area with fitted wardrobes and a spacious ensuite shower room, complete with underfloor heating. Bedroom two also enjoys a modern ensuite shower room with underfloor heating, while the remaining three bedrooms, comprising two further doubles and a single, are served by a contemporary family bath/shower room.

To the rear, the landscaped rear garden provides a wonderful setting for outdoor living, with a decked terrace ideal for Al fresco dining, entertaining and relaxation, raised flower beds, garden shed and lighting. To the front, a generous driveway provides off road parking for up to three cars, in addition to the integral double garage.





Mabbotts, Tadworth, KT20

Approximate Area = 2454 sq ft / 227.9 sq m
Limited Use Area(s) = 9 sq ft / 0.8 sq m
Garage = 298 sq ft / 27.6 sq m
Total = 2761 sq ft / 256.3 sq m
For identification only - Not to scale



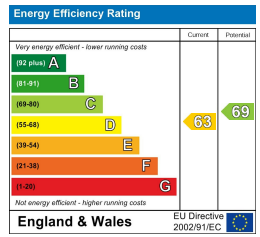
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have 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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