



Downs Way, Tadworth

The PERSONAL Agent

# Guide Price £1,600,000

## Freehold

- Substantial Family house
- Accommodation approaching 3800 sq ft
- 26ft x 25ft Kitchen / Dining area
- 30ft Games room / Cinema room
- Lounge, office, and utility room
- 6 Bedrooms and four bathrooms
- Master bedroom suite with walk in dressing area & steam room
- Private gated front drive
- Hydro pool and Sauna room
- Mature garden, ¼ acre plot

The Personal Agent are delighted to offer to the market this substantial six bedroom, four bathroom family home, having been carefully extended and undergone a huge transformation to make this one of the best houses we have had the pleasure of selling for a long time.

The current owner's focus was to design a house that they could enjoy entertaining in. From the 26ft Kitchen/dining area for hosting, to the 30ft games room for watching a film or playing pool with your friends, this property has it all.

The plot is just over ¼ acre and when the English weather is behaving, you have a large patio area leading to a hydro pool, sauna room, all enclosed by mature shrubs offering privacy.



Quality homes like this are rare so we encourage you to register your interest before it's too late.

As soon as you pull up outside this property and enter it through the electric sliding gate, you know you are entering something special.

The front door opens into an impressive hallway with doors to the lounge, office, cloakroom, and to an inner hallway opening to the impressive 26ft kitchen / dining room opening to the rear patio, and games room with projector screen. There is a further utility room with a shower room.

On the first floor there are five bedrooms with three bathrooms, with stairs leading up the primary bedroom with walk in wardrobe and shower/steam room.

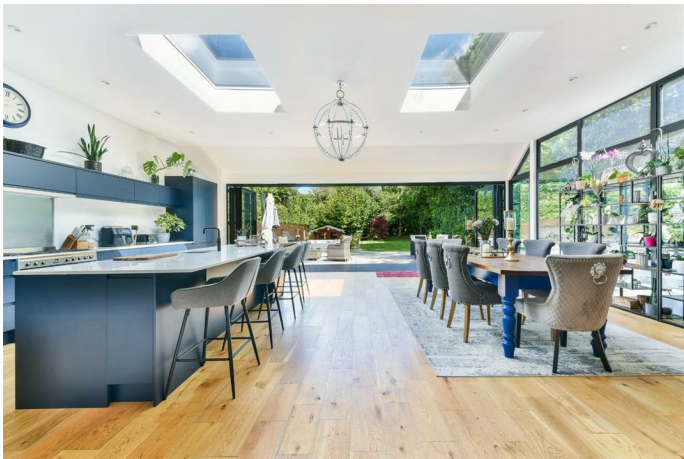
Outside the rear garden is secluded with a patio area, hydro pool, and sauna.

This house must be viewed to be fully appreciated.

Downs Way is a popular tree-lined road within short walking distance of local shops and Tadworth station (Zone 6), which has services into London Bridge via East Croydon. The area is well served with many schools including Chinthurst, Aberdour, and Tadworth Primary. Within a short distance are the wide-open spaces of the Epsom Downs and Walton Heath, being perfect for walks.

There are several golf courses nearby including Walton Heath, Kingswood, Surrey Downs and the Epsom RAC, along with easy access to the M25.

Tenure: Freehold  
Council tax band :G





The **PERSONAL** Agent



### Downs Way

Total Area: 3794 SQ FT • 352.47 SQ M  
 (Including Eaves Storage, Garage & Sauna Room)  
 Eaves Storage Area : 135 SQ FT • 12.52 SQ M  
 Garage Area : 116 SQ FT • 10.78 SQ M  
 Sauna Room Area : 97 SQ FT • 9.00 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 inspection, 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.

#### EPSOM OFFICE

2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

#### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

#### BANSTEAD OFFICE

141 High Street  
 Banstead, Surrey, SM7 2NS  
 01737 333 699

#### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
 Tadworth, Surrey, KT20 5AG  
 01737 814 900

#### LETTINGS & MANAGEMENT

157 High Street  
 Epsom, Surrey, KT19 8EW  
 01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
 Registered in England No. 4398817.



The **PERSONAL** Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

