

Kennedys'

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Meon House,
4 Meon Close
Tadworth
KT20 5DN

A rare opportunity to acquire Meon House, a charming 1930s home offered to the market for the first time in over 50 years. Extending to approximately 3,259 sq ft, the property features four bedrooms, three reception rooms, a spacious kitchen/breakfast room, along with two garages and extensive grounds, offered to the market with No Onward Chain

OIEO £1,250,000



4



3



2



4+



- Charming detached home believed to date from the 1930s
- Three versatile reception rooms
- Extensive gardens
- *No Onward Chain*

- Four bedrooms, principal with en-suite
- Spacious kitchen/breakfast room
- Brought to the market for the first time in 50 years
- *Viewing by appointment only*



PROPERTY DESCRIPTION

It has been more than half a century since Meon House has come to the market, offering a rare and exciting opportunity to acquire a truly special home. Believed to have been constructed in the 1930s for a sea captain who named the house after the Meon Valley in Hampshire, the property has been lovingly maintained and enjoyed by the current family for generations. Over the years, it has been the setting for countless cherished moments and memories, and it is easy to imagine how future owners will continue this tradition, creating their own stories within its walls.

The house offers an impressive 3,259 sq ft of well-proportioned accommodation, comprising four comfortable bedrooms, three versatile south facing reception rooms which overlook the extensive gardens. Nestled in the middle is the garden room conservatory ready and waiting for you to enjoy the summer nights. Meon House is ideal for both entertaining and everyday living with the spacious kitchen/breakfast room, and two bathrooms, including one en suite. In addition, the property benefits from double glazing throughout, an extensive carpeted loft area, two garages (one being double) which provide ample storage and parking.

The extensive and beautifully kept gardens are a particular highlight of Meon House. They include additional parcels of land acquired over time, notably a delightful "meadow" area that enhances the sense of space and tranquility. The gardens are 'wildlife' gardens with a pond and rare snake head fritillaries flowers in Spring and have previously been opened to the public in support of charitable causes, reflecting not only their beauty but also their value as a welcoming and community-minded space.

Meon House is set in the popular and sought after cul de sac location within close proximity of Tadworth Railway Station, local shops, coffee shops, bakers and schools along with access to Epsom Racecourse, famously known for hosting the Epsom Derby. Epsom Town Centre is a short drive or bus ride away and provides a large range of shopping and further recreational facilities.









LOCAL AREA AND AMENITIES

The property sits at the edge of Tadworth village, whilst also benefiting from easy walkable access to Walton on the Hill. The house is perfectly located for access into the village, as well as Tadworth Train Station offering regular trains into London. Just a short walk away from local shops and facilities including independent traders such as butcher, fishmonger, baker, hairdresser, coffee shop, dry cleaner, vet, several restaurants, village supermarket and much more besides.



The surrounding areas offer open countryside with Epsom Downs Racecourse, Walton Heath and several renowned golf courses close by. For the commuter, Junction 8 of the M25 is within 5 miles, providing access to Gatwick and Heathrow airports and the national motorway network. There is a variety of schools within the area including Tadworth Primary School & Chinthurst Prep School as well as City of London Freeman's School, The Beacon and Epsom College to name but a few.

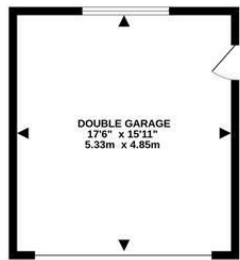
The property is an easy walk into Walton on the Hill village that offers a quintessential feel and look, with the Mere Pond being at its heart. Walton village is served by a number of local traders including a local butcher, four pubs, Co-op Supermarket, coffee shop, barber shop, chemist, Indian restaurant and the award-winning Spaghetti Tree restaurant. Other features include Walton Primary School, two nursery schools and of course the famous Walton Heath Golf Club.



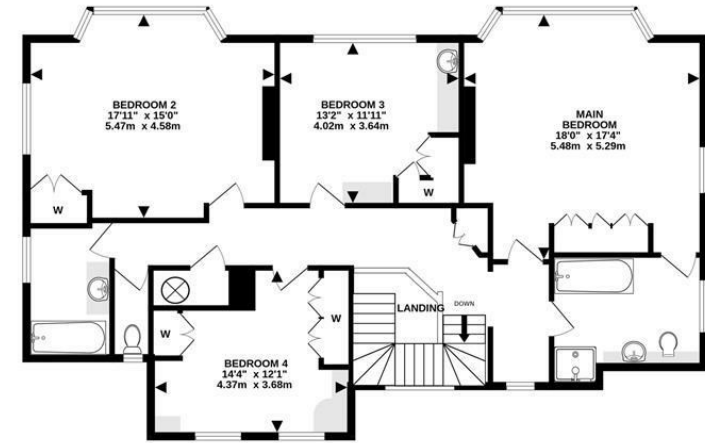
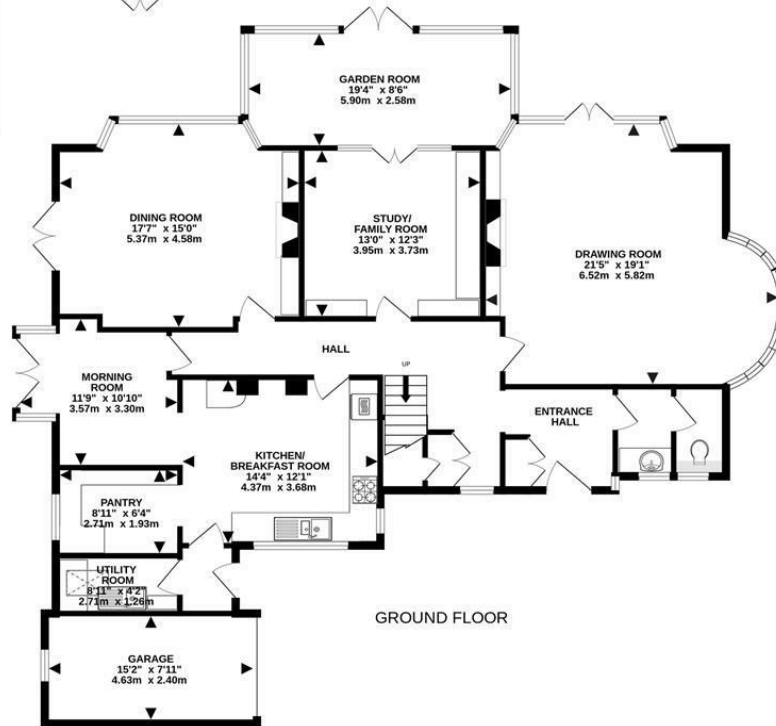
We are pleased to present this property to the market with No Onward Chain.

If you would like more information or to book in a viewing please contact one of our sales team on 01737817718

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GARAGE AND SUMMER HOUSE
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 3259 sq.ft. (302.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: D

COUNCIL: Reigate and

Banstead

TAX BAND: G

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