

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

5, Oaklands Way
Tadworth
KT20 5SW

This handsome 5 bedroom detached family home, spread over 2,740 square feet and located in a private residential backwater right in the beating heart of Tadworth village, is what we call a good old-fashioned crowd pleaser.

OIEO
£1,250,000



5



3



4



3+



- 5 bed detached family home
- Stunning open-plan kitchen/family space
- Double garage
- Private rear garden
- Principal and second bedroom en suite
- Spacious family home
- Walking distance to Tadworth village and mainline station
- Viewing highly recommended



PROPERTY DESCRIPTION

When it comes to important decisions, it's best not to over-think it. This handsome 5 bedroom detached family home, spread over 2,740 square feet and located in a private residential backwater right in the beating heart of Tadworth village, is what we call a good old-fashioned crowd pleaser.

The entrance hall gives you access to the majority of the ground floor, which has a really lovely balance of traditional layout (separate dining room, sitting room and office) and modern design (large open plan kitchen, garden room, exceptionally well equipped utility). The kitchen benefits from a sleek shaker style design, beautifully marbled granite worktops and a well judged combination of base and wall units, all gravitating around a huge kitchen island. The garden room is full of natural light all year round and benefits from an AC unit that runs hot and cold, helping to get the temperature just right whatever the weather, as well as having underfloor heating. A downstairs shower room also lends some versatility to how you use the ground floor, with options for multi-generational living.

Upstairs boasts 4 good sized double bedrooms and a smaller 5th. The principal suite was added by our clients and extends out over the footprint of the double garage below, creating an incredibly generous space including a walk-through wardrobe and a state of the art en-suite. Bedroom two (which used to be the principal) also benefits from an en-suite and built-in wardrobes, and the further three bedrooms share the large family bathroom.

Outside, the resin driveway was laid by our clients and offers ample space for 3+ cars, not including the double garage with an electric up and over door. The rear garden is a really nice size in proportion to the property, with lots of corners for enjoying the great outdoors.







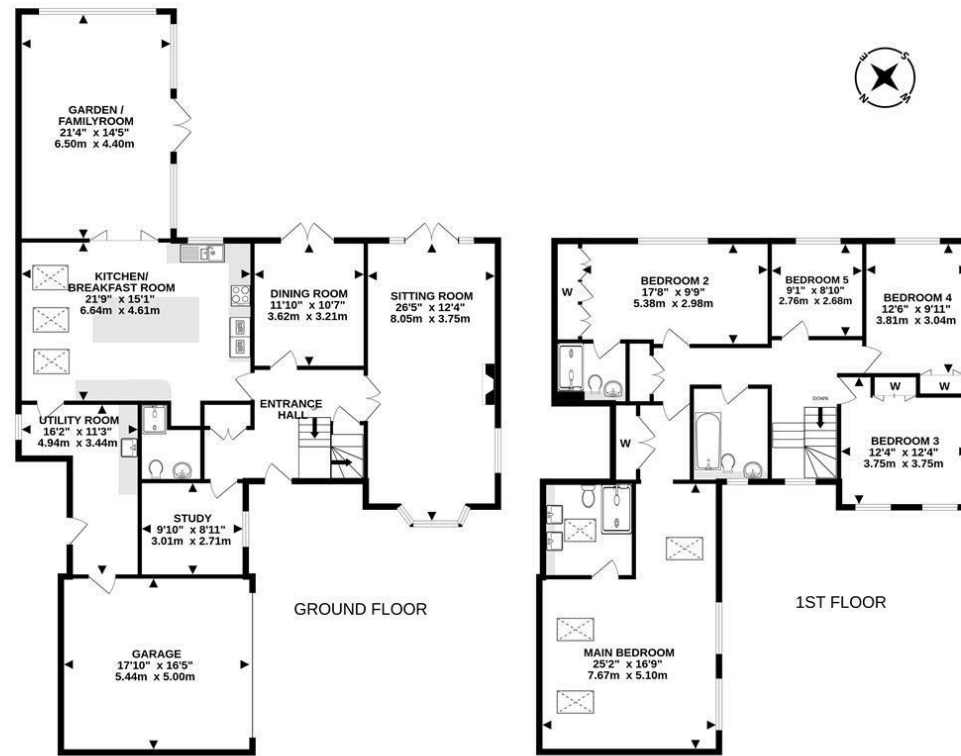


PROPERTY DESCRIPTION

For us, the location is the real winner here. Being so secluded whilst being as central as it gets within the village is such a rare trait.

Located in one of Tadworth's finest developments, the property is within a short distance of the village, which is well served by local shops and facilities. These include independent traders such as butchers, bakery, fishmongers, dry cleaners, vets and barbers, as well as a Tesco supermarket, three restaurants, a fish and chip shop, two surgeries, an independent coffee shop and a mainline train station to London. There is a variety of schools in the area, including Tadworth Primary School and Chinthurst Prep School. Further afield are Aberdour, Downsend, and the renowned Reigate Grammar and Epsom College. Local recreational facilities are located at venues such as Tadworth Sports Centre, Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, and RAC at Woodcote Park, among others. The mainline station at Tadworth has a direct line to London Bridge, with other city stations easily accessed via East Croydon or Purley. The M25 is accessible via either junction 8 or 9, with Gatwick and Heathrow airports approximately 16 and 21 miles away respectively.

For further information, or to arrange a private viewing, please contact our Sales Team on 01737 817718



MAIN HOUSE 255.3 SQ.M (2748 SQ.FT) GARAGE 27.6 SQ.M (297 SQ.FT)

TOTAL FLOOR AREA : 2748 sq.ft. (255.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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		

5, Oaklands Way

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

TENURE: Freehold

EPC RATING: C

COUNCIL: Reigate & Banstead

TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

kennedys-ipa.co.uk [@kennedysipa](https://www.instagram.com/kennedysipa) info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT