



 FINE &  
COUNTRY

*64 Tattenham Way*  
Tadworth, Surrey, KT20 5NQ



## Property at a glance

- Five Bedroom Detached Chalet Bungalow
- Well Appointed Kitchen/Breakfast Room
- Three Modern Bath/Shower Rooms
- Two Reception Rooms
- Bedroom Two & Snug With Annexe Potential
- Study/Bedroom Five
- Rear Garden With Raised Patio Area, Laid To Lawn & Mature Planting
- Well Placed For State & Independent Schools
- Block Paved Driveway With Parking For Several Cars
- No Onward Chain

## Setting

This spacious and well presented family home is ideally close to the excellent facilities of Banstead High Street, 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.

**£795,000 Freehold**

# 64 Tattenham Way

This attractive five bedroom chalet bungalow is well presented and provides highly versatile accommodation arranged over two floors, combining modern convenience with flexibility.

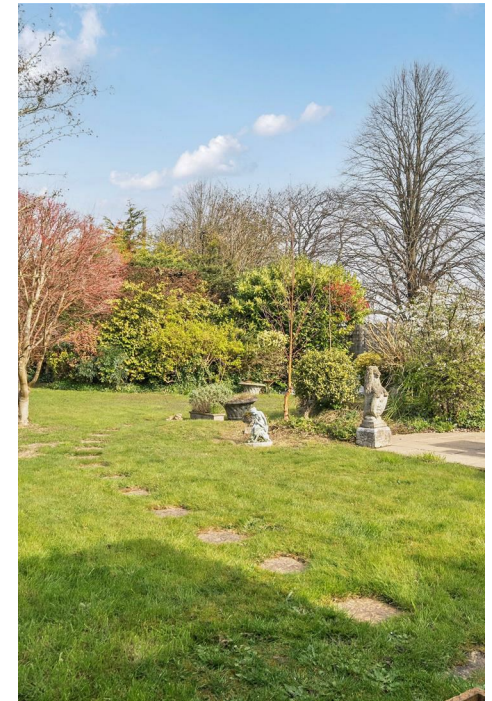
A welcoming tiled entrance hallway sets the tone for the home, leading through to a generously proportioned sitting room bathed in natural light with patio doors opening seamlessly onto the rear garden, creating a wonderful connection between indoor and outdoor living. From here, single doors lead into a modern open plan kitchen/breakfast room. Thoughtfully designed with a central island and ample preparation space, the kitchen flows into a dedicated dining area.

Accessed from the dining area is a snug, shower room and a further double bedroom offering the potential for a self-contained one bedroom annexe. This provides flexibility for extended family, guests, or independent living and benefits from its own private entrance to the front of the property.

The ground floor accommodation continues with a spacious principal bedroom featuring fitted wardrobes and a well appointed ensuite shower room. A further double bedroom with fitted wardrobes and a beautifully presented family bathroom complete the ground floor. The first floor offers two additional bedrooms, ideal for family members, guests, or use as a home office.

Externally, the property enjoys a private and secluded rear garden along with a paved entertaining terrace which offers the perfect setting for Al fresco dining, while the lawn is framed by an attractive selection of mature shrubs and established planting.

To the front of the property, a substantial driveway provides ample parking for numerous vehicles, while double gates open to an additional private parking area with convenient access to the potential annexe.





## Tattenham Way, Burgh Heath, Tadworth, KT20

Approximate Area = 1816 sq ft / 168.7 sq m

Limited Use Area(s) = 72 sq ft / 6.6 sq m

Total = 1888 sq ft / 175.3 sq m

For identification only - Not to scale

Denotes restricted  
head height



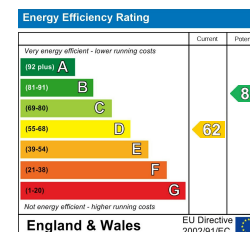
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fine & Country. REF: 1429518

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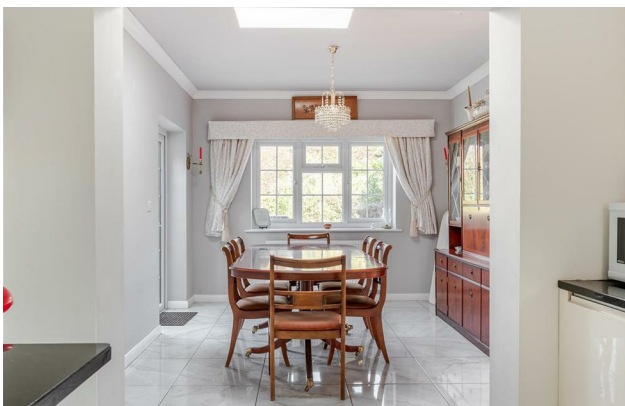
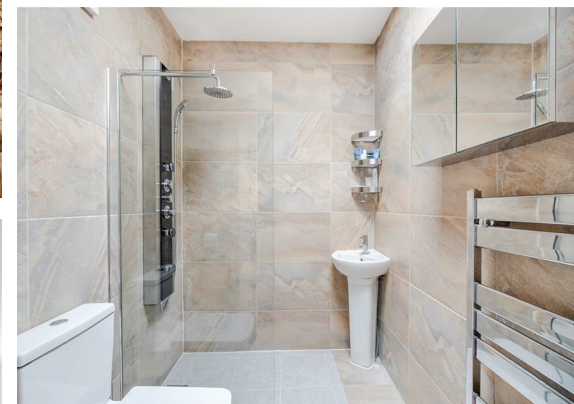
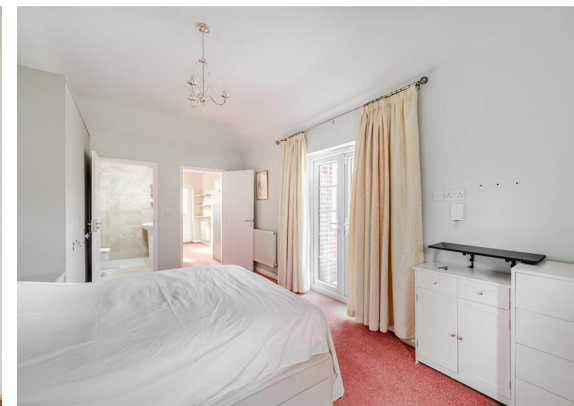
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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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