



Substantial Edwardian home of character, on the edge of the village

exclusive to

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Tadworth KT20

London 18 miles
Tadworth Village ½ mile
Epsom 4 miles Banstead Village 4 miles Reigate 5 miles
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

In this quiet village location with excellent accessibility, an Edwardian detached house of considerable character.

A wonderful family home of over 5,000 sq ft, extended and improved whilst leaving further potential for its next owners.

Price £1,595,000

View by appointment please, arranged exclusively through Richard Saunders and Company
Telephone 01737 360000

kingswood@richardsaunders.co.uk



- Reception Hall ■ Cloakroom ■ Sitting Room ■ Dining Room
- Family Room / Study ■ Kitchen – Breakfast Room ■ Pantry ■ Utility Room
- 6 Bedrooms and 3 Bathrooms including the Principal and Second Suites
- Double Garage / Workshop ■ Frontage extending to 180' with Driveway Parking
- Some 80' x 70' Rear Garden plus secluded courtyard ■ Base laid for extra Garage or Carport
- In all, around 0.25 Acre



Set on a broad, curved frontage to one of Tadworth's oldest lanes, this lovely detached house was built around 1910 as one of the substantial family homes built around the village following the arrival of the railway.

Sympathetically extended and refurbished by the owners, the house retains much of its period gravitas which now including modern luxuries and convenience. There are three main living rooms with some addition spaces for relaxing and entertaining; there is a lounge area by the heated indoor pool which comes with a sauna and shower room and double doors lead out to a sheltered, 'sun-trap' courtyard with covered garden room.

The double garage is currently used as a workshop but has great potential for a games room or even a ground-floor bedroom suite. A concrete base has been prepared for a new double garage or carport whilst the driveway can accommodate as many as 8 to 10 cars.

On the first floor, five double bedrooms are served by three bathrooms including two ensembles and the large sixth bedroom on the second floor would make an ideal studio or office with its large windows. There is also a broad roof terrace, overlooking the rear. The gardens are easily maintained and naturally secluded.

Arrange your viewing of this characterful home through the sole agents,
Richard Saunders and Company of Kingswood 01737 360000



Situated in this quiet location in the heart of Tadworth Village, the property is just a few minutes' walk from an excellent choice of local shopping and Tadworth Station with its regular services to both London Bridge and Victoria.

Around a mile away, the picturesque village of Walton on the Hill has further local shopping and several local pubs and restaurants are within walking distance.

Reigate, Epsom and Banstead Village are all within a few minutes' drive and offer a greater choice of shopping and supermarkets and nearby the A217 provides an arterial route to London.

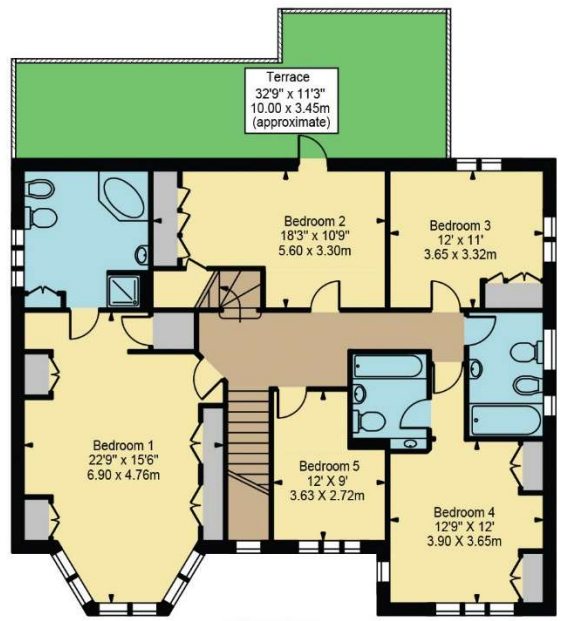
The M25 motorway at Reigate Hill (J8) or Leatherhead (J9) give swift access to Heathrow and Gatwick Airports, the Eurotunnel and the coastal ports. Some of Surrey's finest schools are available locally including Tadworth Primary School, Chinthurst, Walton on the Hill Primary, Epsom College, Reigate Grammar, City of London Freemans and Dunnotar.

High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including the open spaces of nearby Walton Heath and Epsom Downs with its infamous racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.





GROUND FLOOR



FIRST FLOOR



LOFT

TOTAL FLOOR AREA

5,169 square feet
480.2 square metres

Tenure: Freehold
Local Authority: Reigate and Banstead
Council Tax Band: G
Broadband: Full Fibre Broadband
All mains services
To the best of our knowledge on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

The many features of this fine home include:

- Lovely family home to be sold for the first time in almost thirty years
- Three reception rooms and further living areas
- Five double bedrooms on the first floor with three bathrooms
- Easily maintained gardens with sheltered 'sun-trap' courtyard
- Wealth of character features including two fireplaces
- Recently new roof and gutters, almost all new windows
- Heated indoor pool with shower/changing room and sauna
- Former double garage / workshop, ideal for conversion to games room
- Large, second-floor bedroom 6 or studio room
- Exceptional level of insulation and upgraded heating for energy efficiency
- Space for further extension and base laid for new double garage
- Substantial accommodation of over 5,000 sq ft

