Kennedys'

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The Cottage, 3 Lywood Close
Tadworth
KT20 5SS

A beautifully designed four-bedroom detached home in a small exclusive cul-de-sac in the heart of Tadworth village, offering around 2,850 sq ft including a versatile garden studio. Ideally located within walking distance of Tadworth station, local shops and excellent schools, with spacious modern living, landscaped gardens and ample parking.

OIEO
£1,100,000

4 3

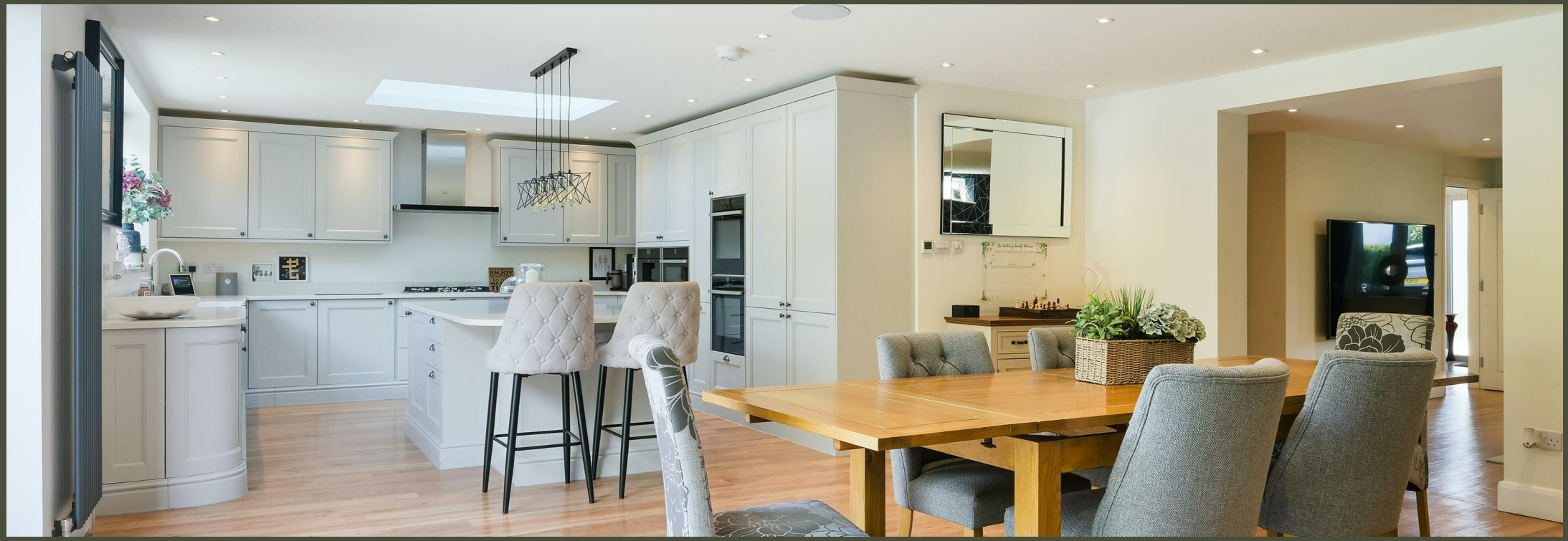
2 4+



- Four-bedroom detached home in exclusive cul-de-sac
- Impressive open-plan kitchen/family room
- Principal bedroom with dressing area and en-suite
- Large versatile studio ideal for home office or entertaining
- Approx. 2,850 sq ft including detached garden studio
- Separate sitting room and additional family room
- Landscaped rear garden designed for year-round use
- Walking distance to Tadworth station, village shops and schools







PROPERTY DESCRIPTION

There are always so many different elements around search criteria when looking for your next home, but for many of us, especially families or/and maybe downsizers, the things that tend to fill our minds are questions around location, how close the school is, whether you can walk to it maybe, how quickly you can run to the station, if there`s somewhere nearby that you can run round the corner to get provisions; and then of course the question over whether you need to do any work, because ideally we`d like to buy something that takes all the hassle away and provides high quality, timeless style from the moment you arrive.

If that sounds familiar to you, then we might just have something.

Located in the heart of Tadworth village, in a small exclusive cul de sac, this 4 bedroom detached home is the brainchild of the current owners, and it offers around 2850 sq ft of footprint, including a detached garden studio, the likes of which you may not have seen.

The accommodation is really well considered and laid out , with entrance hall, family room, sitting room, large utility room, cloakroom, and 33` wide open plan kitchen/breakfast/family room area with sliding open doors out to the terrace and gardens beyond, whilst to the first floor are the primary bedroom with dressing wardrobes and ensuite, and 3 further good size bedrooms and luxury family bathroom with bath and shower.








EAGLES

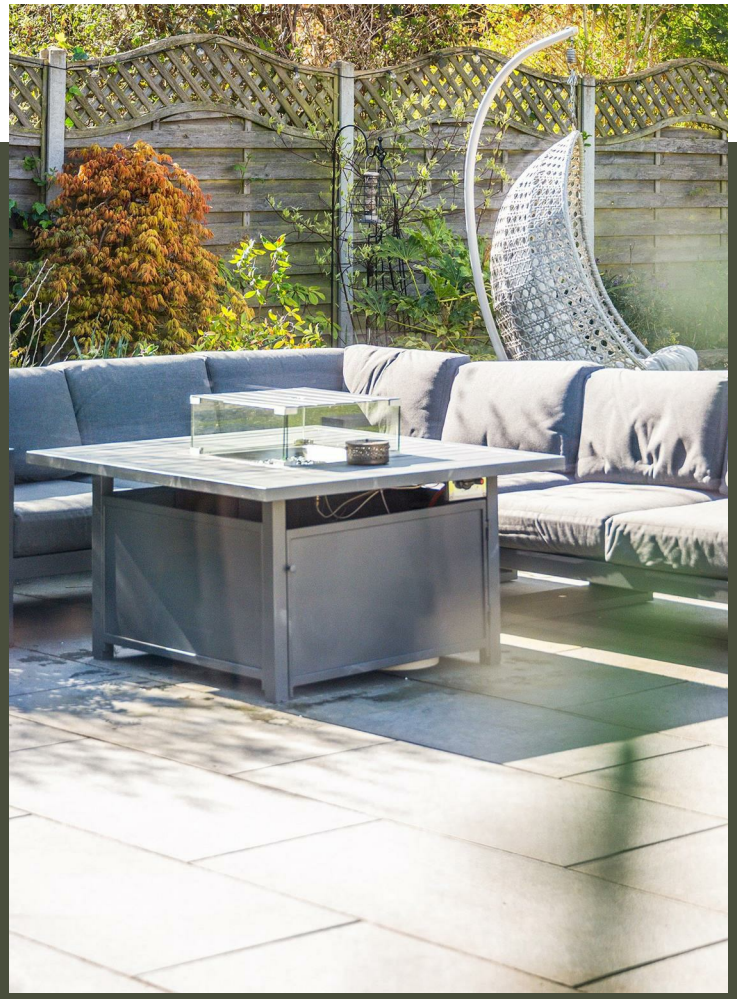





TYSON v FRANCIS





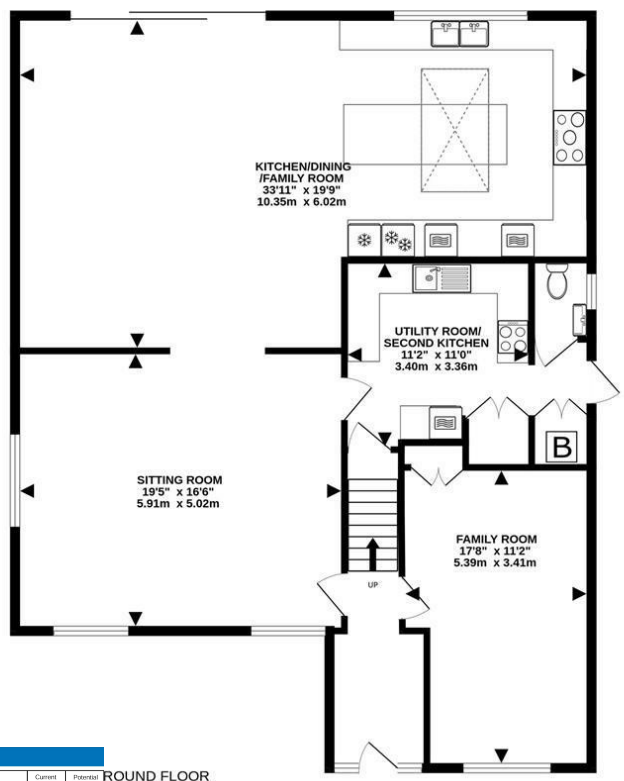


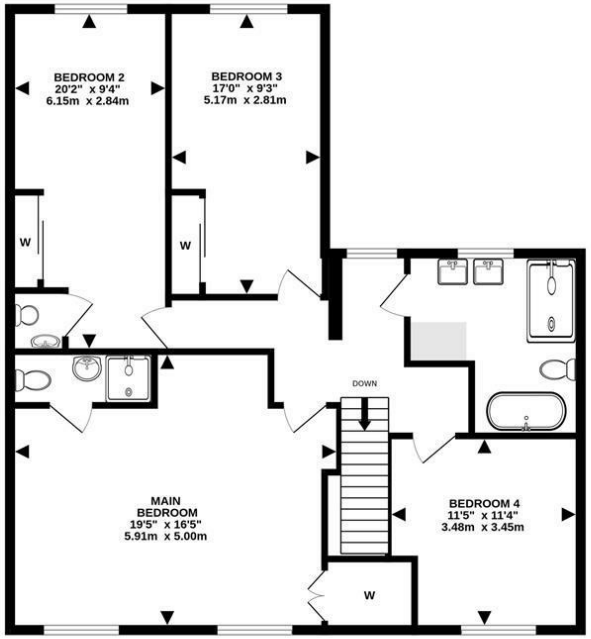
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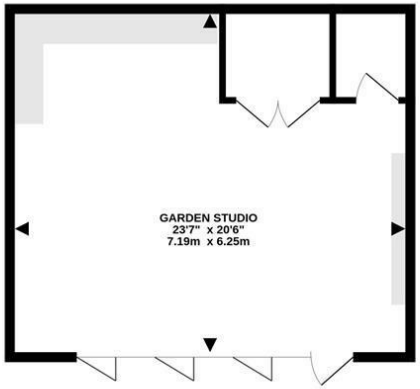
To the outside the property is approached by way of a private driveway that provides ample parking, whilst the rear garden has been stylishly designed to create maximum all year use, using paving and astro turf whilst to the rear is the 23` by 20` studio room, perfect for any number of uses and is currently a great space for entertaining friends and family.

Lywood Close is perfectly located right in the heart of Tadworth village, as well as within walking distance of Tadworth Train Station which offers regular trains directly 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 Freemen's School, The Beacon and Epsom College to name but a few.

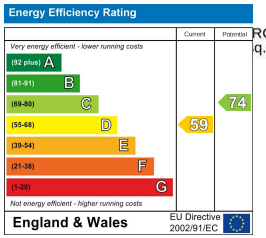
For further information or to book a viewing please get in touch with one of our sales team on 01737817718 (option 1)











ROUND FLOOR
q.ft. (125.8 sq.m.) approx.

1ST FLOOR
1008 sq.ft. (93.6 sq.m.) approx.

GARDEN STUDIO
484 sq.ft. (44.9 sq.m.) approx.

TOTAL FLOOR AREA : 2846 sq.ft. (264.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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 & Banstead
TAX BAND: F

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