



**FINE & COUNTRY**  
Kingswood

*Pebblecroft*  
Pebble Close, Tadworth, Surrey KT20 7PA

## Property at a glance

- Five Bedroom Family Home
- Landscaped & Secluded Grounds
- Kitchen/Breakfast Room
- Three Reception Rooms
- Laundry Room & Boot Room
- Two Bathrooms
- South Facing 0.8 Acre Plot
- Generous Drive & Extensive Parking
- Double Length Garage
- Situated On The Edge Of Headley Heath

## Setting

The property is nestled between Headley, Box Hill, Betchworth and Walton on the Hill. The village of Headley has a very active community with Church, village store, tea rooms and public house. Surrounded by extensive National Trust walks and situated within an Area of Outstanding Natural Beauty there are also many local riding stables whilst Tyrrells Wood, Epsom RAC and Walton Heath golf courses are nearby as well as The Beaverbrook Country House hotel. Headley is conveniently situated within easy reach of Junctions 8 and 9 of the M25 providing access to Gatwick and Heathrow. There are many outstanding schools in the area for both state and independent schooling. Local amenities at Headley, and the neighbouring village of Walton on the Hill cater for day to day needs whilst more extensive shopping and recreational facilities can be found in the nearby towns of Leatherhead, Ashted, Dorking, Reigate or Epsom, all of which offer mainline train services to London Victoria and Waterloo.

£1,295,000 Freehold

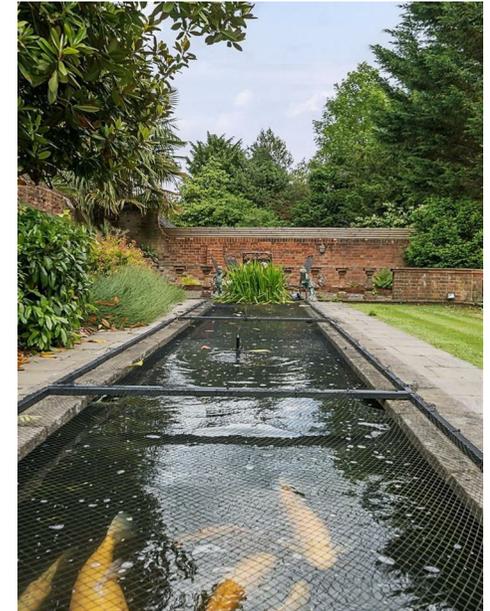
# Pebblecroft

Pebblecroft is a charming and spacious five bedroom family home occupying a delightful plot extending to approximately 0.8 of an acre, located on the edge of Headley Heath within a designated 'Area of Outstanding Natural Beauty'.

In parts, the property dates back to the late 1800's whilst the accommodation is laid out across two floors. Internally and externally the property is very well presented offering a flexible layout that comprises of a large entrance hall with access to three large reception rooms, a modern and well equipped kitchen/breakfast room, a laundry room, a large workshop/boot room, three double bedrooms and two bathrooms.

On the first floor there are two further double bedrooms, an en-suite dressing room and a family bathroom.

Outside, the stunning gardens are a particular feature of Pebblecroft. Extending all in to approximately 0.8 of an acre, the garden and grounds offer seclusion and privacy. The part walled gardens enjoy a sunny aspect, south facing at the rear, with large lawns to front, side and rear. Lovely mature trees and hedges occupy the boundaries with very well stocked flower borders and water features elsewhere. To the front, an extensive driveway provides parking for numerous cars in addition to having a detached double length timber garage with workshop to the rear.



# Pebblecroft, Pebble Close, Tadworth, KT20

Approximate Area = 3168 sq ft / 294.3 sq m  
 Garage = 532 sq ft / 49.4 sq m  
 Total = 3700 sq ft / 343.7 sq m  
 For identification only - Not to scale

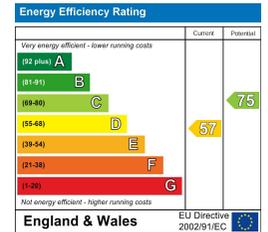


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Fine & Country. REF: 1140419

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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