



 FINE &
COUNTRY

22 Shelve's Spur
Tadworth, Surrey, KT20 5QE

Property at a glance

- Four Bedroom Semi Detached
- Refurbished Throughout By Current Vendors
- Two Modern Bath/Shower Rooms
- Sitting Room With Wood Burner
- Contemporary Kitchen/Diner/Family Room With Bi-Fold Doors
- Self-Contained One Bedroom Annexe, Shower Room & Conservatory
- Cul-De-Sac Location
- South West Mature Facing Garden
- Driveway With EV Charger
- Walking Distance To Local Shops & Amenities

Setting

This family home is ideally situated in a sought-after location and within close proximity of the excellent facilities of 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.

£715,000 Freehold

22 Shelveys Spur

This beautifully refurbished four bedroom semi-detached home is ideally situated in a quiet cul-de-sac, offering stylish and versatile living throughout.

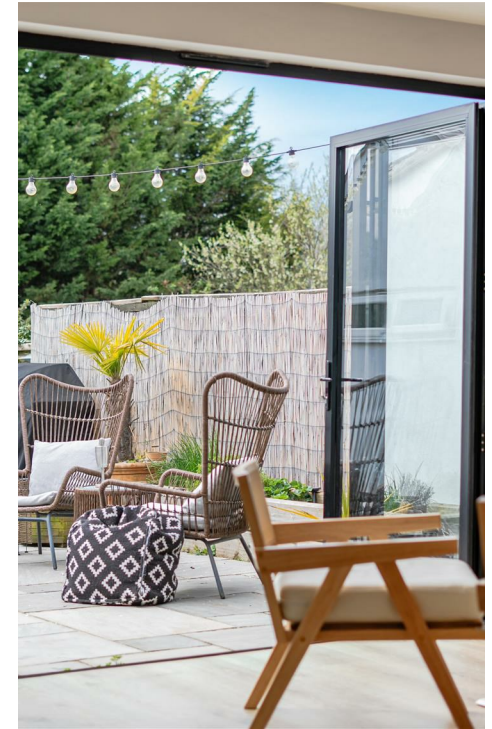
A spacious porch leads into a welcoming entrance hall, with a cosy sitting room to the right featuring a charming wood burner. To the rear, the property opens into a stunning open plan kitchen, dining, and family space, complete with bi-fold doors leading onto a decked area and a south west facing garden. The contemporary kitchen is finished to a high specification, boasting Dekton work surfaces, an induction hob, extensive storage, and a large central island. The dining/family area is enhanced by a striking brick slip feature wall, adding a modern industrial touch.

In addition, there is the self contained one bedroom annexe, offering a double bedroom, an ensuite shower room with skylight, and a conservatory currently used as a home office. With its own side access, this flexible space is ideal for multi-generational living, a home business, or guest accommodation.

Upstairs, the first floor comprises of two generous double bedrooms and a single bedroom, currently utilised as a dressing room, all served by a contemporary family bath/shower room featuring underfloor heating and a stylish semi freestanding bath/shower.

The rear garden is mainly laid to lawn and beautifully stocked with mature shrubs and trees, alongside a pond and two electrically powered sheds. To the front, there is a driveway, side access, and an EV charging point.

This is a superbly presented family home that must be viewed to be fully appreciated.



Shelvers Spur, Tadworth, KT20

Approximate Area = 1169 sq ft / 108.6 sq m
 Annexe = 334 sq ft / 31 sq m
 Total = 1503 sq ft / 139.6 sq m

For identification only - Not to scale



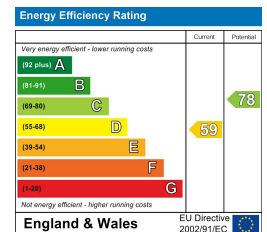
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fine & Country. REF: 1438265

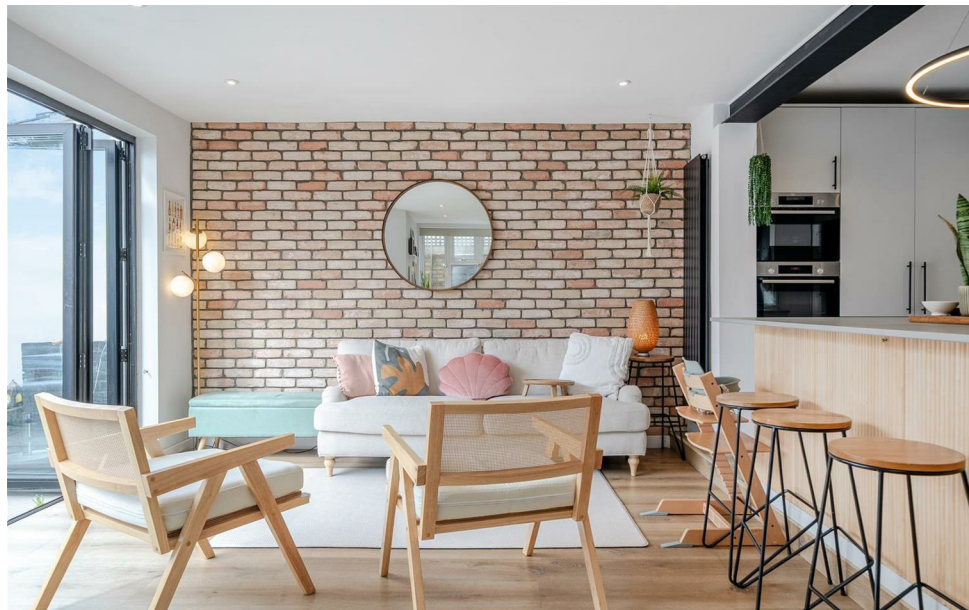


All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be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