Kennedys'

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Etherstone
Dorking Road
Tadworth
KT20 5SA

Deceptively spacious and beautifully presented, this charming character cottage offers over 2,000 sq ft of versatile accommodation, complemented by a detached garden studio and garage. The property features three reception rooms, a stunning open-plan kitchen/family room, four bedrooms arranged over three floors, and beautifully landscaped gardens all ideally positioned on the edge of Tadworth and Walton-on-the-Hill Heath.

OIEO
£799,950

4 3

2 2



- Cottage with over 2,000 sq ft of accommodation
- Three separate reception rooms
- Utility room and downstairs cloakroom
- Attractive landscaped gardens
- Four bedrooms arranged over three floors
- Spacious open-plan kitchen/family room
- Detached garden studio
- *Viewings on request*






Coffee

PROPERTY DESCRIPTION

If you are looking for a home that is pleasing to the eye and yet deceptive in what it has to offer, then we think we have something that might just tick the boxes. Offering over 2000 sq ft of accommodation and a footprint that includes a detached garden room and detached garage, this is a home that delivers in virtually every department. From a classic reception hall, you get access to three separate reception rooms,, cloakroom, stairs to first floor and door to a large open plan kitchen/family room area, off of which is the utility room. To the first floor is the primary bedroom and en-suite, two further bedrooms and family bathroom, whilst to the second floor is the fourth bedroom. Internally the cottage is full of character and charm, with wooden floors combining with tiled areas and newly laid carpets, Shaker kitchen, open fireplace, cast iron burner, cabinetry work, modern yet classic bathrooms, double glazing , gas fired heating by radiators and all presented in a way that reflects modern living and style.

To the outside the property is approached by way of a gravel driveway and leading through a private wooden gate and giving access to the detached garage. The outside rear garden area is combined between terraced areas and lawns, with access to the garden studio to the rear, which provides the perfect space for either work or leisure requirements.









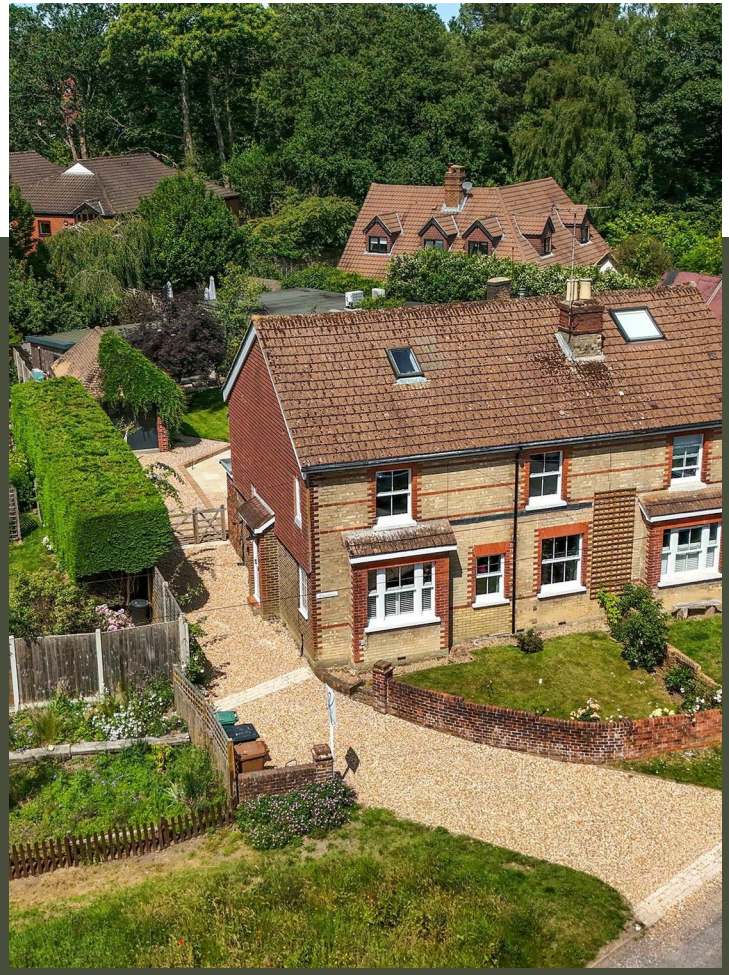












LOCAL AREA AND AMENITIES

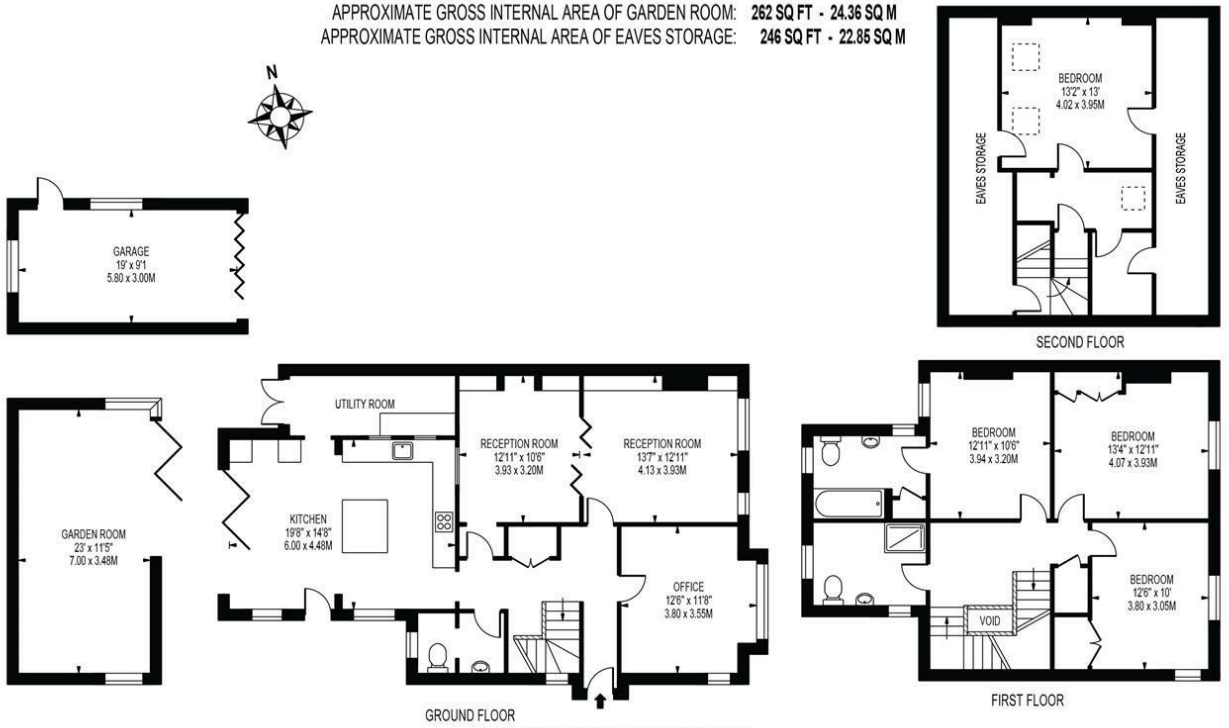
Etherstone is located just on the edge of Tadworth and Walton on the Hill Heath, easily accessible to local shops and facilities including independent traders such as butchers, fishmongers, bakers, dry cleaners, vets, and florist as well as a bank, restaurants, village supermarket and mainline train station to London. There are a variety of schools within the area including Chinthurst Prep School, Tadworth & Walton Primary Schools and the renowned City of London Freemen's School and Epsom College. Local recreational facilities are located at venues such as the world famous Walton Heath Golf Club, Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides.

To arrange a viewing please call a member of the Kennedys' sales team on 01737 817718.



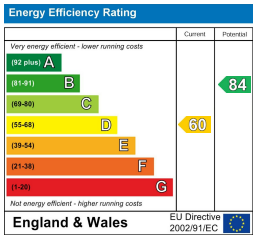
ETHERSTONE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **2401 SQ FT - 223.09 SQ M**
(INCLUDING EAVES STORAGE, EXCLUDING GARAGE, GARDEN ROOM & VOID)
APPROXIMATE GROSS INTERNAL FLOOR AREA: **2155 SQ FT - 200.24 SQ M**
(EXCLUDING GARAGE, GARDEN ROOM, EAVES STORAGE & VOID)
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: **187 SQ FT - 17.40 SQ M**
APPROXIMATE GROSS INTERNAL AREA OF GARDEN ROOM: **262 SQ FT - 24.36 SQ M**
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: **246 SQ FT - 22.85 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Etherstone, Dorking Road

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 and Banstead
TAX BAND: F

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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