



FINE & COUNTRY
Kingswood

33 Heathcote,
Tadworth, Surrey, KT20 5TH

Property at a glance

- Five Bedroom Detached Family Home
- Unfurnished Property
- Three Reception Rooms
- Conservatory
- Three Bathrooms
- Garden Cabin With Mezzanine Level
- Good Sized Rear Garden
- Popular Tadworth Park Location
- Walking Distance to Tadworth Village
- Available Mid-Late September

Setting

This spacious and well presented family home is ideally situated in one of Tadworth's sought-after locations and is conveniently close to 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.

£4,000 PCM

33 Heathcote

Located within Tadworth Park is this spacious and well presented detached unfurnished property which comprises of five bedrooms, three reception rooms and three bath/shower rooms.

The accommodation comprises of an enclosed porch which leads into the spacious entrance hall,. To the left is a study and to the right is a large double aspect sitting room with gas feature fireplace, two sets of sliding doors, one leading into the conservatory and the second set of sliding doors leading onto the rear garden. The well proportioned dining room can be accessed via the sitting room or via the entrance hall. The kitchen/breakfast room is fitted with a range of units, plenty of worktop space and a range of integrated appliances and doors into the large conservatory with an insulated roof. In addition to the ground floor is a utility room, downstairs cloakroom and coat cupboard.

To the first floor is a principal suite with a dressing area and ensuite bath/shower room. In addition there is a second double bedroom with an ensuite shower room, three further bedrooms and a family bathroom.

To the rear of the property is a West facing level garden, mainly laid to lawn and a large patio, ideal for summer entertaining. There is a garden cabin, with power and light, which comprises of a main room, two side rooms and a mezzanine level, ideal for a home office/gym. To the front is a large driveway which has parking for several cars and access to a double garage.

TERMS: Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be lodged with the Tenant Deposit Scheme. Should a tenant need to be released early from the Tenancy this is subject to the Landlord being in agreement. Figures to be confirmed upon request. All other terms are subject to neg





Heathcote, Tadworth, KT20

Approximate Area = 2575 sq ft / 239.2 sq m

Garage = 312 sq ft / 28.9 sq m

Total = 2887 sq ft / 268.1 sq m

For identification only - Not to scale

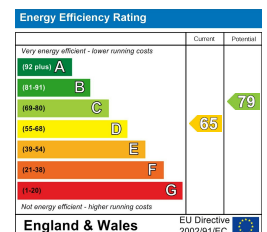


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Fine & Country. REF: 1336269

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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