



**FINE & COUNTRY**  
Kingswood

*1 Heathcote*  
Tadworth Park, Tadworth, Surrey KT20 5TH

## Property at a glance

- Convenient Location Within Tadworth Park
- Four Bedrooms With Wardrobes
- Three Reception Rooms
- Luxury Fitted Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Two Modern Bathrooms
- Potential to Extend STPP
- Gated Driveway
- South East Facing Garden
- Detached Double Garage

## Setting

This spacious 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.

**£870,000 Freehold**

# 1 Heathcote

Located within the ever popular development that is Tadworth Park comes this spacious and detached family home with four bedrooms and two bathrooms. The property has been well maintained by the present owners with new additions including a luxurious kitchen and a beautifully kept garden to the rear. Planning permission was obtained to develop the detached double garage but the owners have seen another property they would like to purchase instead.

The adaptable accommodation is laid out across two floors and includes a spacious sitting room with a feature fireplace, a central family room and a modern kitchen/breakfast room. All three reception rooms have doors opening into a large conservatory measuring 33'4 x 14'9 (feet). Patio doors from the conservatory open out to the rear and ensure the perfect spot to admire the beautiful garden. The luxury fitted kitchen/breakfast room comes with an extensive range of integrated appliances, fitted units and plenty of composite quartz worktop space and breakfast bar. Also to the ground floor is a utility room and a cloakroom.

To the first floor is the master suite which includes an ensuite bathroom and three sets of fitted wardrobes. There are three further bedrooms, all with fitted wardrobes and a modern family bathroom.

To the front is a gated driveway with parking for numerous cars and access to the detached double garage. To the rear is a beautifully maintained, level garden which backs onto a school. The property is offered to the market through sole agents Fine & Country in Kingswood..

The property is extremely well located, being a short distance from shops, schools, a doctors surgery and Tadworth railway station with services to London Bridge and Victoria.



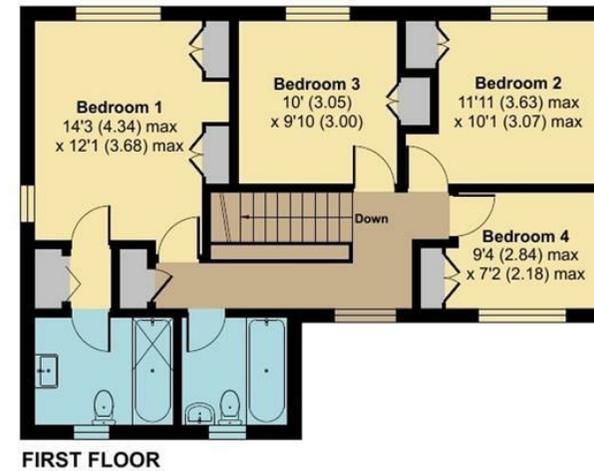
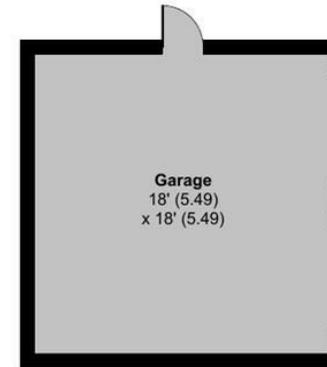
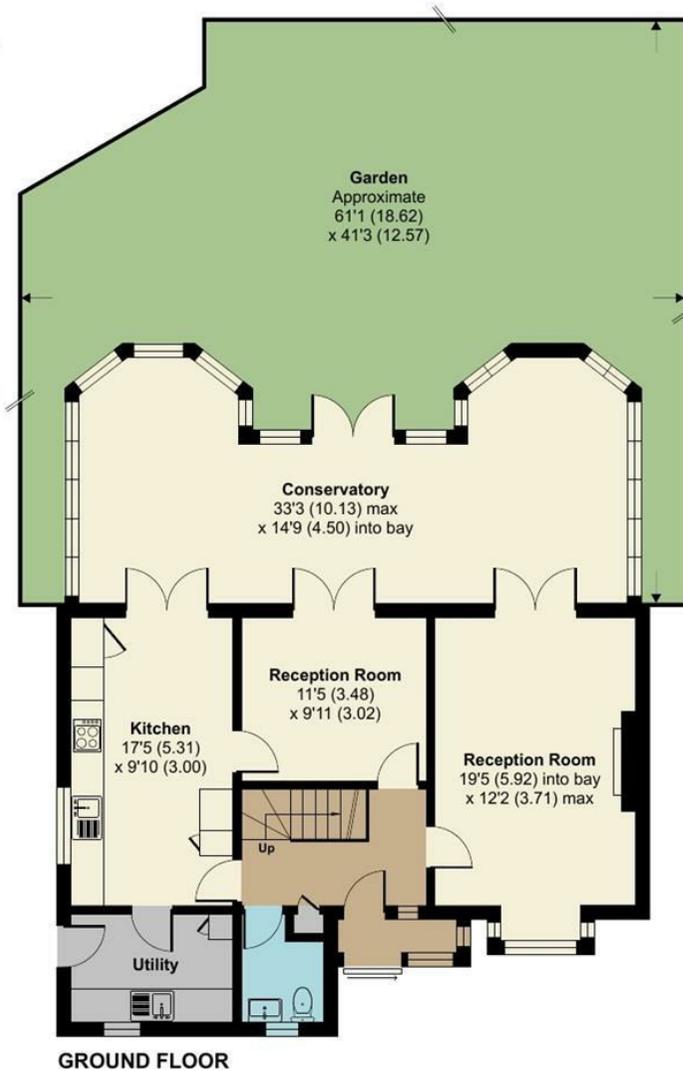
# Heathcote, Tadworth, KT20

Approximate Area = 1868 sq ft / 173.5 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 2192 sq ft / 203.6 sq m

For identification only - Not to scale

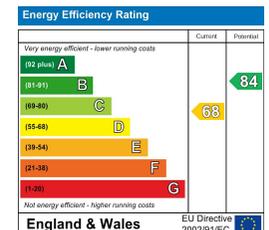


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/dhcom 2023. Produced for Fine & Country. REF: 1049894

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For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.





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