

Kennedys'

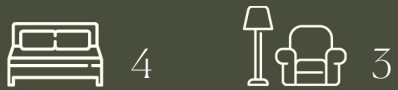
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15, Spindlewoods
Tadworth
KT20 5AU

Aspacious four-bedroom detached home set on one of Tadworth's most desirable and peaceful roads, just moments from the village centre. Offering over 1,600sq ft of accommodation with excellent potential to extend (STPP), this well-presented property features generous living spaces, a private garden, ample parking and two garages — all within easy reach of local shops, schools and transport links.

£899,950



- Detached Family Home
- Over 1,600 sq ft with scope to extend (STPP)
- Prime village location

- Four bedrooms, main with en-suite & dressing area
- Driveway, two garages, and secluded garden
- *No onward chain*



PROPERTY DESCRIPTION

Spindlewoods is one of the quietest and most popular residential backwaters of Tadworth, and indeed one of the best roads in the village it can be found just off the heart of the village, and that is exactly where you will find this classic home, which has been a long-standing home for the current family.

Offering over 1600 sq ft of spacious accommodation, this is a home that offers great value, and with it even better opportunities to both improve and enlarge (subject to local authority planning) the current footprint.

With a good size reception hall, front to back sitting room, dining room, study, good size kitchen, utility and cloakroom completes the ground floor. Upstairs you will find 4 generously sized bedrooms with dressing room and en-suite to the main bedroom and family bathroom which serves the further 3 bedrooms.

This is already a great home, with double glazing throughout and gas fired heating via radiators, all being well presented and offering no onward chain.







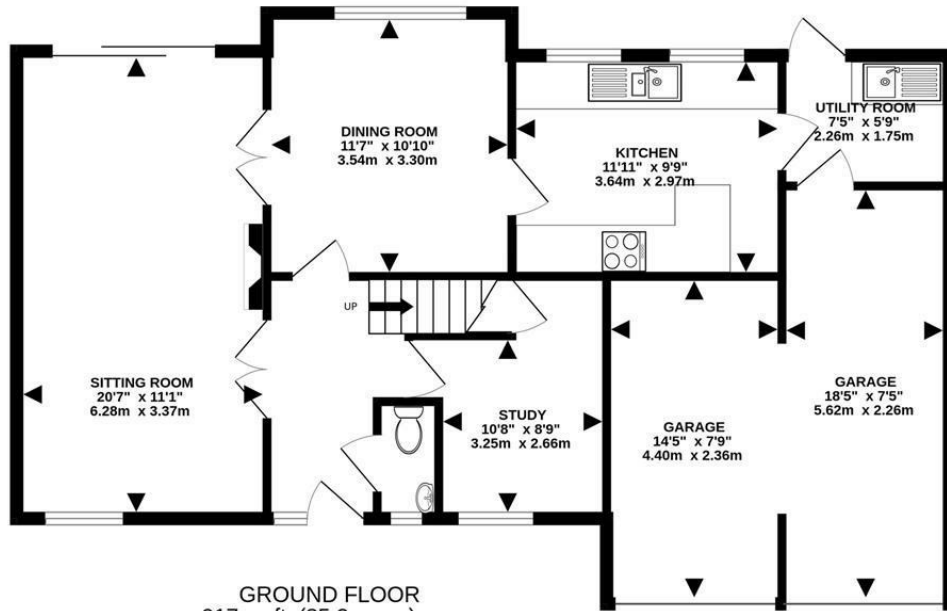


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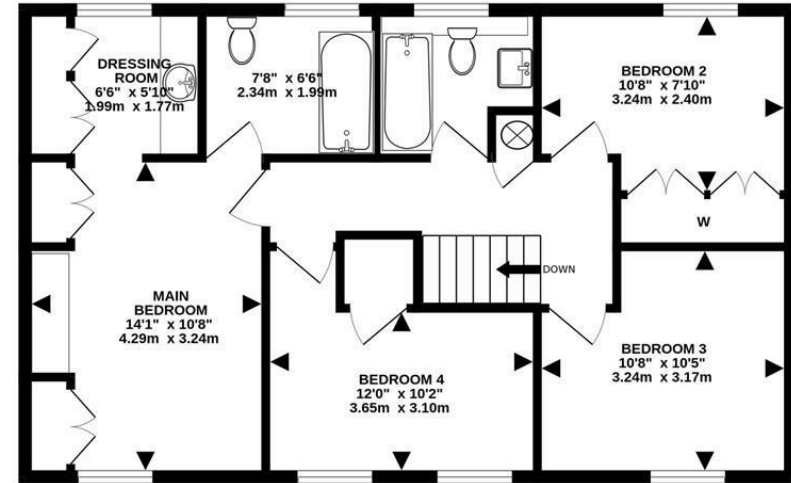
To the outside, the private gravelled driveway provides ample parking with a further two garages for parking or storage, flanked by lawns and with a side path leading to the rear garden, with its full width terrace leading to the main lawn, with fenced and herbaceous borders and enjoying a secluded aspect.

Spindlewoods is on the edge of Tadworth village, whilst also benefitting from easy walkable access to Walton on the Hill. The house is perfectly located for access into the village, as well as Tadworth Train Station offering regular trains into London. Just a short walk away from local shops and facilities including independent traders such as butcher, fishmonger, baker, hairdresser, coffee shop, dry cleaner, vet, several restaurants, village supermarket and much more besides. The surrounding areas offer open countryside with Epsom Downs Racecourse, Walton Heath and several renowned golf courses close by. For the commuter, Junction 8 of the M25 is within 5 miles, providing access to Gatwick and Heathrow airports and the national motorway network. There is a variety of schools within the area including Tadworth Primary School & Chinthurst Prep School as well as City of London Freeman's School, The Beacon and Epsom College to name but a few.

For more information or to arrange a private viewing please get in touch with one of our sales team on 01737817718



GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.

TOTAL FLOOR AREA : 1614 sq.ft. (149.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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TENURE: Freehold
EPC RATING: D
COUNCIL: Reigate and Banstead
TAX BAND: G

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