

Kennedys'

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23, Oatfield Road
Tadworth
KT20 5EP

We talk a lot about details, and for good reason; concentrate on getting the details right, and the rest will follow. Here we have a house that is the result of years of being slowly crafted into the family home we see today. It's the current owners dream home, though they've now out-grown it, and with a heavy heart are listing it for sale.

£720,000



- Stunning Family home set over 3 floors
- 2 Bathrooms
- Extended to the rear and with a loft conversion
- Parking For two vehicles
- Walking distance to Tadworth Station

- 3 Bedrooms
- Has been subject to a full renovation programme
- Utility room
- Stunning professionally landscaped garden
- ** Viewing by appointment only **



PROPERTY DESCRIPTION

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The front room sets the bar high for the standard you can expect from the rest of the house; tasteful colour palette, high ceilings, well executed paneling and an exposed brick chimney stack. The room is completed by the finishing touches of a functioning open fire place, oak flooring and plantation shutters on the front window. Continuing through the ground floor you reach the jewel in the crown, and the most recent addition to the house; the rear extension. The room houses the kitchen as well as a vaulted portion housing casual dining and living areas. The whole space benefits from gorgeous limestone flooring, which compliments the ivory shaker style base and wall units, solid oak worktops, and exposed brick splash-back, perfectly. Off the kitchen you'll find both a downstairs W/C, and very clever utility room, making the absolute most of a relatively small space.

Upstairs "bedroom two" is to the front of the property, featuring a large storage cupboard. Bedroom three is to the rear of the house, overlooking the garden. As you would expect, the family bathroom is lovely, with limestone slabs matching those used in the kitchen, a free-standing bath, shower, toilet and basin. The top floor is a loft conversion carried out by the current owners about 4 years ago, featuring a main suite with skylights, a Juliette balcony, build in wardrobes and a en-suite shower room.

The rear garden was subject to professional landscaping just 12 months ago, creating a space with perfect balance. Patio area, well maintained lawn, kids play space, a covered hot-tub area, and a few outbuildings at the bottom of the garden in the form of a workshop and a garden shed.

The property benefits from gas central heating, the boiler was replaced just 4 years ago, and all windows are double glazed.









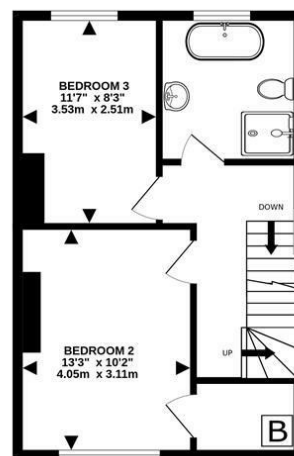
PROPERTY DESCRIPTION

Oatfield Road is perfectly located for access to the Epsom Downs, as well as Tadworth Train Station offering regular trains into London, and 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 Walton on the Hill Primary School, Tadworth Primary School (which is the closest) & Chinthurst Prep School as well as City of London Freeman's School and Epsom College to name but a few.

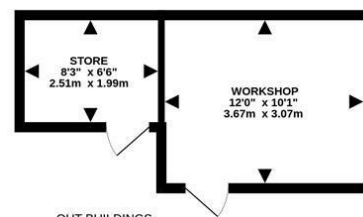
For more information on this property, or to arrange a viewing, please do get in touch with us on 01737 817 718.



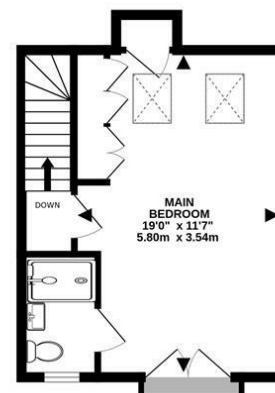
GROUND FLOOR



1ST FLOOR



OUT BUILDINGS



2ND FLOOR

TOTAL FLOOR AREA : 1520 sq.ft. (141.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

79
64

23, Oatfield 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 & Banstead

TAX BAND: D

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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