

Kennedys'

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1, Milstead Close
Tadworth
KT20 5AX

This impressive five-bedroom detached home occupies a bold corner plot in a highly sought-after Tadworth location and offers over 2,200 sq ft of stylish accommodation. Key features include three reception rooms, two en-suite bedrooms plus a dressing room, a private driveway with double garage, and a secluded west-facing garden. Ideally positioned for village amenities and Tadworth station, with access to excellent schools and commuter links, and coming to the market for the first time in 30 years, this is a rare opportunity.

£1,250,000



5



3



3



5

- Elegant five bedroom Georgian-style detached home
- Kitchen/breakfast room with separate utility and cloakroom
- Secluded west-facing rear garden
- Prime Tadworth location within walking distance of village amenities and train station
- Principal suite with en-suite and dressing room, plus second en-suite bedroom
- Positioned on an attractive corner plot
- Private driveway and double integral garage
- First time on the market in 30 years





PROPERTY DESCRIPTION

As an agent, it stands to reason that the perfect instruction is located on a premier road, occupies a generous plot, is classically attractive, boasts instantly recognisable kerb appeal, is in short supply, and has been owned by a careful and stylish seller and that is exactly what we have the pleasure of presenting here.

We have sold a number of homes in and around this part of Tadworth, and it is easy to see why they are always in such high demand and why they consistently sell so well. Standing proudly on a bold corner plot, this is a home we have admired for many years, and it does not disappoint. Stylishly presented throughout, the property provides over 2,200 sq ft of accommodation arranged over two floors. The ground floor comprises three reception rooms, a kitchen/breakfast room, utility room, and cloakroom. To the first floor are five bedrooms, including a main bedroom with en-suite bathroom and adjoining dressing room (which could be converted back into a sixth bedroom), a second bedroom with en-suite facilities, and three further bedrooms served by a good-sized family bathroom.

Externally, the property is set back behind a private driveway and forecourt area providing both resident and visitor parking, leading to the double integral garage. To the rear is a well-established garden, which is both secluded and, we believe, west-facing.







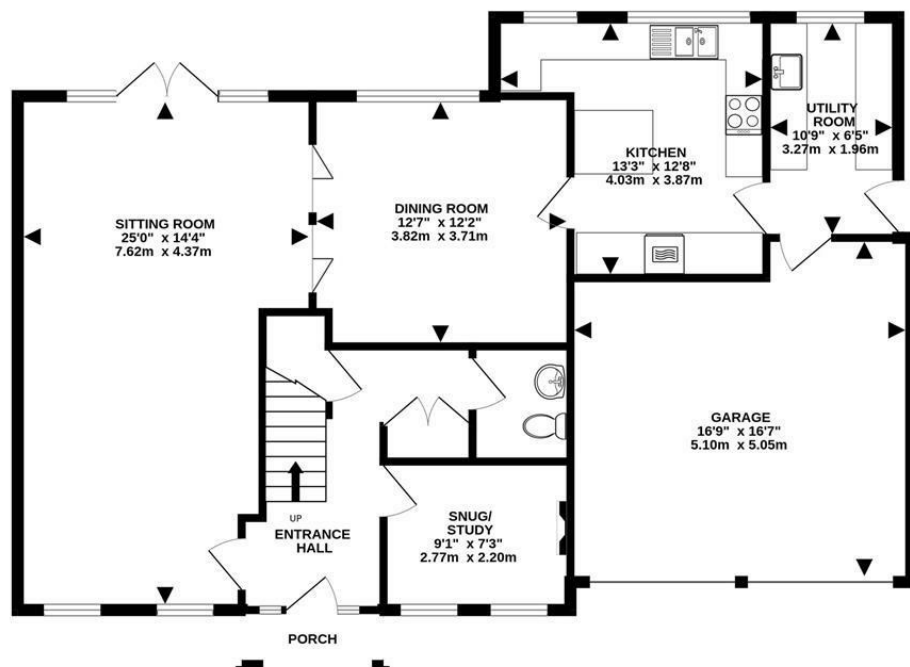
PROPERTY DESCRIPTION

Milstead Close is a highly popular and sought-after location on the edge of Tadworth village, while also benefiting from easy, walkable access to Walton on the Hill. The property is perfectly positioned for access to the village centre and Tadworth railway station, which offers regular services into London. Local shops and facilities are just a short walk away and include a range of independent traders such as a butcher, fishmonger, baker, hairdresser, coffee shop, dry cleaner, vet, several restaurants, and a village supermarket, among many others.

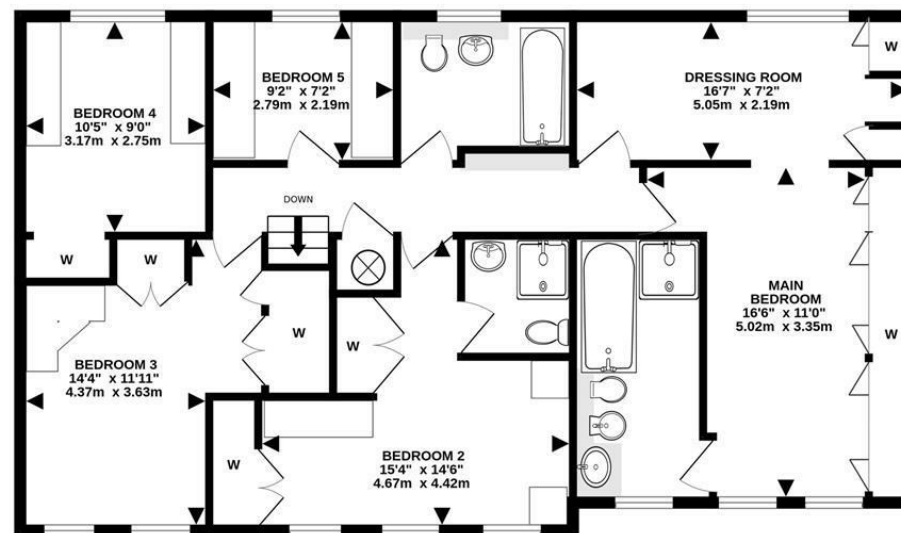
The surrounding area offers beautiful open countryside, with Epsom Downs Racecourse, Walton Heath, and several renowned golf courses close by. For commuters, Junction 8 of the M25 is within five miles, providing access to Gatwick and Heathrow airports and the wider national motorway network. There is also an excellent selection of schools in the area, including Tadworth Primary School, Chinthurst Preparatory School, City of London Freeman's School, The Beacon, and Epsom College, to name but a few.

This is the first time the property has been offered to the market in 30 years, and we believe it will be very well received. If what you have seen so far has sparked your interest, or if you would like to arrange a viewing or ask any further questions, please contact us and we will be delighted to assist.





GROUND FLOOR
1152 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR
1065 sq.ft. (98.9 sq.m.) approx.

TOTAL FLOOR AREA : 2217 sq.ft. (206.0 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 | | |

63

78

1, Milstead Close

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: G

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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