



The Avenue, Tadworth

The **PERSONAL** Agent

# Guide Price £1,250,000

## Freehold

- Five double bedrooms
- Within moments of an array of local shops and mainline station to London Bridge
- Sitting on 0.47 of an acre
- Located in the heart of Tadworth village
- A wealth of original features
- Ample amount of off street parking with asweeping driveway
- Triple aspect sitting room with feature fireplace
- Excellent potential to extend and enhance (STPP)



The Personal Agent is delighted to bring to the market this exceptional detached home. Having been cherished by the same family since the late 1960s, the property has been lovingly preserved and retains an abundance of original architectural features that speak to its rich heritage. Beautiful original parquet flooring, exposed timber beams and two characterful fireplaces, including an impressive inglenook fireplace forming the heart of one of the reception rooms, combine to create interiors of warmth, elegance and timeless appeal.

The generous accommodation is surrounded by beautifully established gardens, providing an exceptional degree of privacy and seclusion, while the substantial plot offers exciting potential to extend and reimagine the home for modern family living, subject to the necessary planning consents. Whether sympathetically restored or thoughtfully enhanced, this is a property that offers the rare opportunity to create a truly outstanding family residence while celebrating its period integrity.

Positioned within one of Tadworth Village's most exclusive residential roads, this elegant detached period home enjoys a remarkable setting amidst beautifully established grounds of approximately 0.47 acres. Offering an exceptional combination of privacy, character and future potential, the property presents a unique opportunity to acquire a substantial family home in an outstanding location.

Approached via an impressive sweeping carriage driveway, the house immediately conveys a sense of grandeur. Ample off street parking is complemented by a double length tandem garage, while the mature frontage provides an attractive introduction to the home beyond.

Internally, the accommodation extends to an impressive footprint, with a series of well

proportioned reception rooms that provide flexible living spaces suited to both family life and entertaining. Period features remain throughout, adding warmth and individuality, while the kitchen/breakfast room enjoys a delightful outlook across the secluded rear gardens. A cloakroom completes the ground floor accommodation.

The first floor comprises five generous bedrooms, all thoughtfully arranged around a family bathroom and separate shower room, providing excellent accommodation for families of all ages.

Outside, the grounds are undoubtedly one of the property's defining features. The mature gardens surround the house, creating a peaceful and private environment with extensive lawns, established trees and colourful planting, together with a number of sheltered seating areas that are ideal for outdoor dining, entertaining or simply enjoying the tranquillity of the setting.

The property also offers significant scope for extension, reconfiguration or sympathetic refurbishment, subject to the necessary planning consents, allowing future owners the opportunity to create a home that perfectly reflects their own lifestyle and aspirations.

Rarely do homes of this calibre, occupying such a prestigious position within Tadworth Village, become available. Combining enduring period appeal with generous accommodation, exceptional grounds and outstanding potential, this is a truly special family home that must be viewed to be fully appreciated.

The Avenue enjoys a peaceful yet highly convenient location, just a one minute walk from the heart of the village, where a variety of shops, cafés, and restaurants can be found. Tadworth Station is also within easy walking distance, offering direct rail services to London Bridge and

London Victoria.

The nearby A217 and A24 provide excellent road connections to London, the M25, and the A3, while the neighbouring towns of Epsom, Reigate, and Banstead are all easily accessible. The area is particularly well regarded for its excellent educational provision, with Tadworth Primary School located just a short walk away.

Surrounded by the stunning countryside of the Surrey Hills, the location also offers outstanding opportunities for sport, recreation, and outdoor pursuits. Nearby highlights include the open spaces of Epsom Downs and Walton Heath, both renowned for their natural beauty and leisure facilities.

Tenure- Freehold  
Council Tax Band- G

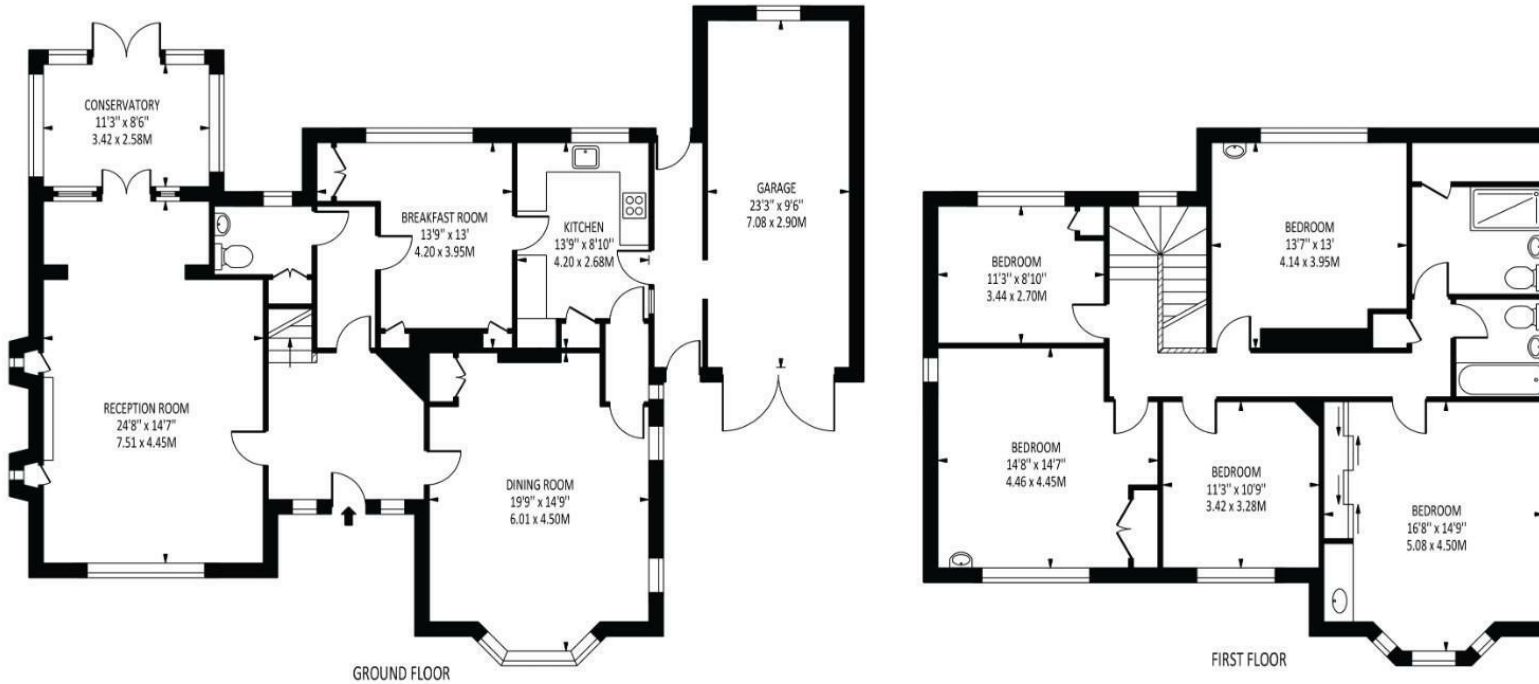






## The Avenue

Total Area: 2632 SQ FT • 244.54 SQ M  
 (Including Garage)  
 Garage Area : 221 SQ FT • 20.53 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

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### EPSOM OFFICE

2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

### BANSTEAD OFFICE

141 High Street  
 Banstead, Surrey, SM7 2NS  
 01737 333 699

### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
 Tadworth, Surrey, KT20 5AG  
 01737 814 900

### LETTINGS & MANAGEMENT

157 High Street  
 Epsom, Surrey, KT19 8EW  
 01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
 Registered in England No. 4398817.



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