



Tadorne Road, Tadworth

The **PERSONAL** Agent

Guide Price £1,500,000

Freehold

- 5/6 Bedroom detached house
- 4/5 reception rooms
- Superb kitchen-breakfast room
- Self contained annex
- Master bedroom with ensuite bathroom
- Spacious guest bedroom
- Five bathrooms
- Beautiful gardens to front and rear
- Two driveways and garage
- Minutes from village and train station

A rare opportunity to acquire a substantial 5/6 bedroom detached family home with flexible accommodation throughout including a self contained annex. Set on a large level plot with beautiful secluded gardens to front and rear

Located in one of Tadworth's premier roads within easy walking distance of the village and train station.

The property benefits from driveways to both the front and side, with a garage and detached outbuilding.

There are several golf courses nearby including Walton Heath, Kingswood, Surrey Downs and the Epsom RAC, along with easy access to the M25.

This character family home has over 5000 sq ft of well proportioned accommodation including: Superb fitted kitchen-breakfast room with integrated appliances and outlook to the garden, four spacious reception rooms, three of which face and have access to the beautiful enclosed front landscaped gardens. There are several character fireplaces and wood burning stove



to the formal sitting room.

The split level self contained annex has its own reception room, kitchenette, bedroom and shower room which is ideal for relatives or an au pair.

Further ground floor accommodation includes conservatory, utility room and downstairs cloakroom.

Stairs lead to the first floor where you will find the five bedrooms, the primary suite is a great size and has extensive built in wardrobes, walk in closet and ensuite bathroom. The guest suite is also a really good size and has an ensuite bathroom and lovely outlook to the front garden. There are three further bedrooms one of which has an ensuite shower, and spacious family bathroom with bath and shower.

The property is approached via its own gravel driveway which leads in turn to the good size garage. There is a further gated driveway to the side which has access to a useful parking area.

The gardens are a real feature with an enclosed landscaped front garden with large lawn area and water features.

The rear garden is mainly laid to lawn with mature trees and hedging and large patio area, ideal for outside entertaining.

A large detached outbuilding offers excellent storage and could be converted into a home office or gym.

Tadworth train station has a direct link with London Bridge with travel time approximately 50 minutes, whilst Epsom town centre is approximately 3 miles away.

Well regarded secondary and primary schools are also within easy reach. Acres of open countryside with walking footpaths and bridle paths are on the doorstep on Epsom Downs and Walton Heath.

Tenure: Freehold
Council Tax Band: G





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Tadorne Road

Total Area: 5460 SQ. FT • 507.28 SQ. M
(Including Garage & Outbuilding)
Garage Area : 102 SQ. FT • 9.50 SQ. M
Outbuilding Area : 736 SQ. FT • 68.34 SQ. M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	80
(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		

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