



Kingswood Road, Tadworth

The **PERSONAL** Agent

# Offers In Excess Of £775,000 Freehold

- Beautifully presented throughout
- Commanding elevated position with views to the south
- Generous sitting room with wood burning stove and double doors leading to the garden
- Located on the edge of Epsom Downs rolling countryside
- Ample amount of off street parking
- Well appointed open planned kitchen/dining room
- Spacious principal bedroom with excellent storage
- Vendor suited

Commanding a secluded position on one of Tadworth's most desirable roads, this modern detached family home enjoys a private, elevated setting with far-reaching views. The house looks out over its beautifully landscaped, south facing gardens and is nestled on the edge open countryside and Epsom Downs beyond. With its exceptional setting and thoughtful design, an internal inspection is essential to truly appreciate all this outstanding home has to offer.

A rare opportunity to acquire a beautifully positioned detached home offering nearly 2,000 sq ft of well balanced accommodation, set at the top of the highly regarded Kingswood Road and moments from the open expanses of Epsom Downs. Combining space.

The ground floor centres around a bright and spacious open-plan kitchen and dining room, measuring over 24ft in length and enjoying direct access to the garden. This level also features a double bedroom, a stylish bathroom, and a separate utility



room, ideal for practical day to day living.

The lower ground floor offers an exceptionally generous reception room, measuring in excess of 24ft x 21ft, with French doors opening onto a second garden area. This versatile space is perfect for entertaining, relaxing, or creating a more self-contained living area. An additional bedroom on this level provides excellent flexibility, whether for guests, older children, or use as a dedicated home office.

The top floor is home to the principal suite, complete with an en-suite bathroom, eaves storage, and well-balanced proportions, offering a peaceful retreat away from the main living areas.

The garden is a true highlight, beautifully maintained and mature beyond its years, it provides privacy and greenery with distinct areas arranged across two levels, ideal for outdoor dining, quiet evenings, or simply enjoying the surroundings.

This detached home offers far more than first meets the eye, combining a well-positioned setting with impressive internal versatility. With over 1,960 sq ft of accommodation and gardens to both rear levels, it will appeal to a wide range of buyers, from growing families to downsizers alike

Tucked away just off Kingswood Road, the property is within easy walking distance of Tadworth village and the mainline station. The village offers a good range of local shops, a supermarket, cafés, and restaurants.

Tadworth station provides a direct service to London Bridge in approximately 50 minutes, with Epsom town centre around three miles away. Well-regarded schools are also close by.

The area is surrounded by open countryside, with easy access to Epsom Downs and Walton Heath, while several renowned golf courses and the M25 are within convenient reach.

Tenure: Freehold  
Council Tax Band: G



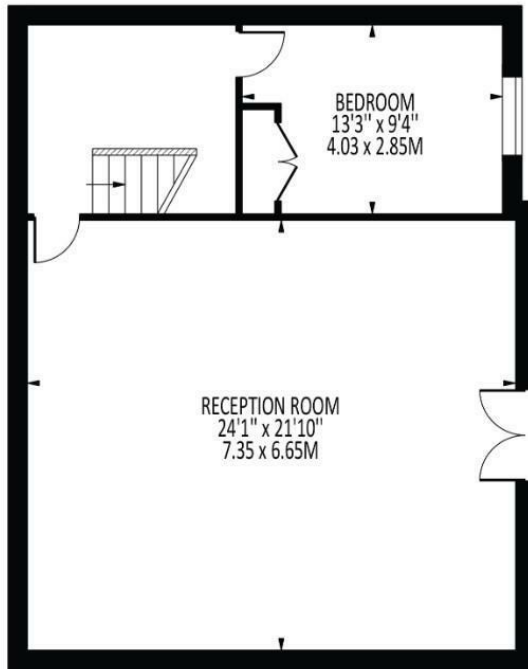


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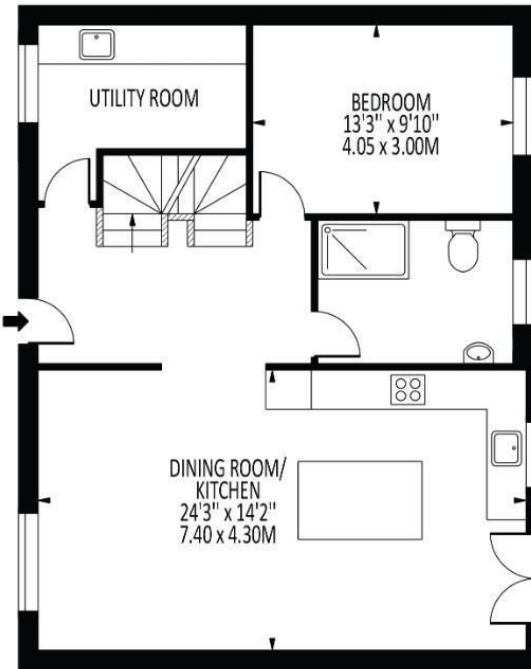


## Kingswood Road

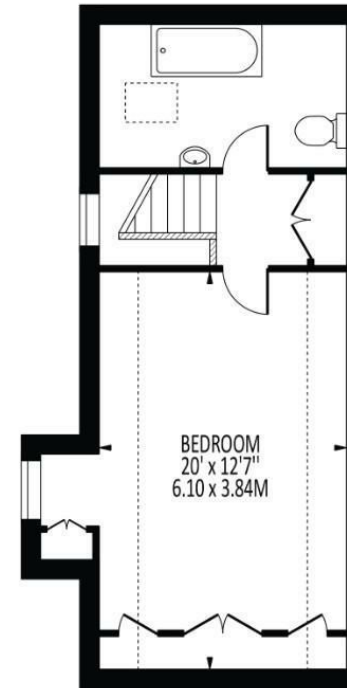
Total Area: 1969 SQ FT • 182.93 SQ M  
(Including Restricted Height Area)  
Restricted Height Area : 111 SQ FT • 10.69 SQ M



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 76                      | 82        |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

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### LETTINGS & MANAGEMENT

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

