



Downs Way, Tadworth

The **PERSONAL** Agent



# £1,250,000

## Freehold

- Character detached family home
- Luxury kitchen-breakfast room
- Four spacious reception rooms
- Conservatory
- Master bedroom with ensuite
- Guest suite with ensuite
- Three further bedrooms
- Family bathroom
- Driveway and garage
- Large secluded gardens

This detached five bedroom character family home is situated in one Tadworth's most sought after roads offering spacious and flexible accommodation throughout. The lovely rear garden has direct access onto acres of open countryside on Epsom Downs.

This lovely property has well appointed accommodation throughout, the spacious entrance hall with downstairs cloakroom leads to the luxury fitted kitchen breakfast room with integrated appliances and adjoining fitted utility room.

The lounge with fireplace flows through to the good size dining area and onto the conservatory which overlooks the secluded rear garden. Further accommodation on the ground floor includes a great size study and generous family room which also has an open fireplace.



The first floor leads to the five bedrooms, the large Master bedroom has dressing area with fitted wardrobes and spacious ensuite bathroom, the guest suite has fitted wardrobes and ensuite shower, there are three further good size bedrooms two of which have fitted wardrobes and one with drop down bed and ensuite shower room, there is a fitted family bathroom and separate WC.

Outside, the property is approached via its own driveway with ample parking which leads to the integral garage. The large secluded rear garden has large lawn area, extensive patio area and a purpose built, slate roof, mains powered summer house with generous deck area and outside lights, the garden backs directly on to the beautiful countryside of Epsom Downs.

Downs Way is a highly sought after pretty tree lined road situated within a few minutes walk of Tadworth village and train station. There are excellent local shops, supermarket, cafe's and restaurants.

Tadworth train station has a direct link with London Bridge with travel time approx 50 minutes, whilst Epsom town centre is approx. 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. There are several golf courses nearby including Walton Heath, Kingswood, Surrey Downs and the Epsom RAC, along with easy access to the M25.

Tenure: Freehold  
Council Tax Band: G







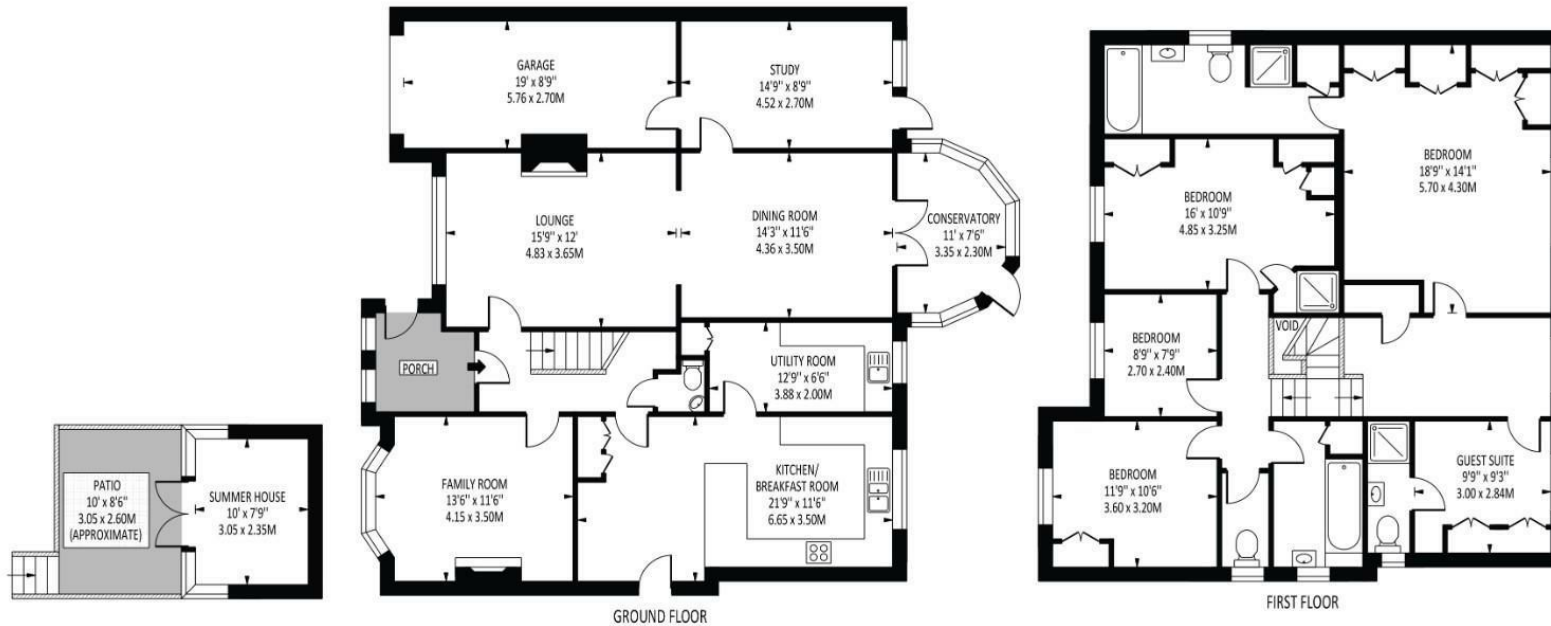




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## Downs Way

Total Area: 2571 SQ FT • 238.81 SQ M  
(Including Summer House, Garage & Excluding Void)  
Summer House Area : 77 SQ FT • 7.17 SQ M  
Garage Area : 167 SQ FT • 15.55 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

