



Sturts Lane, Tadworth

The **PERSONAL** Agent

Guide Price £590,000

Freehold

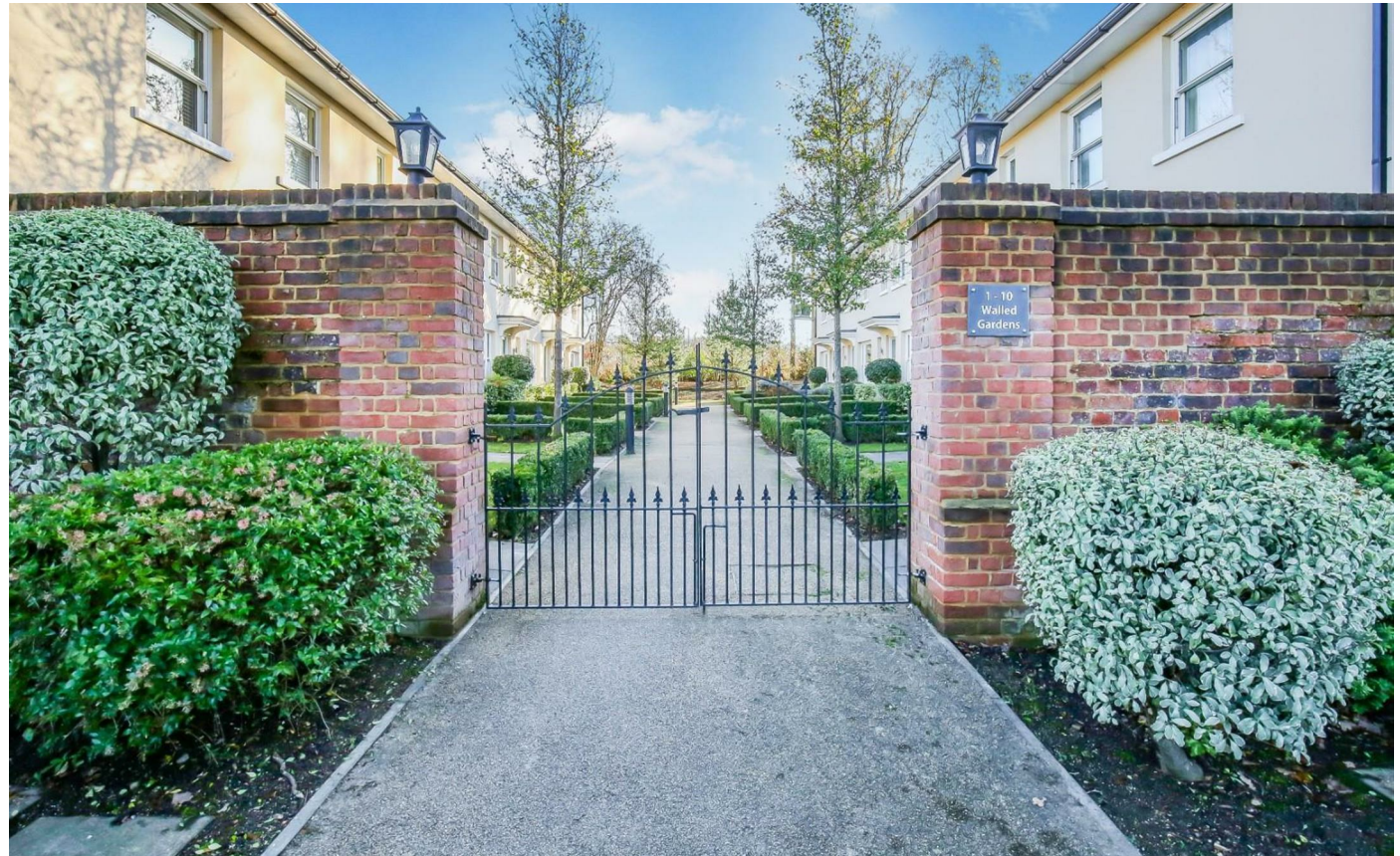
- Offered to market with no onward chain
- Elegant mews home amid tranquil landscaped views
- Exclusive gated setting in historic Frith Park
- Scenic drive through paddocks & parkland grounds
- Three generous bedrooms & two bathrooms
- Modern kitchen/breakfast room with central island
- 18ft x 17ft lounge/dining room with bi-folds
- Downstairs cloakroom & ample storage
- Two allocated parking bays and visitors parking
- Landscaped walled garden with covered hot tub

Located within an exclusive gated development, The Personal Agent are delighted to present this stunning three bedroom, mews style end of terrace country home, positioned in one of the most desirable settings within Frith Park's Walled Gardens.

Approached via a sweeping driveway that winds through the estate's magnificent grounds, with paddocks and horses lining the route, the arrival is both picturesque and peaceful, setting the tone for the lifestyle this unique home offers. Enjoying enviable views across open farmland and surrounded by beautifully landscaped, parkland style grounds, this property provides an exceptional blend of luxury living and countryside tranquillity.

Frith Park itself is a prestigious collection of homes set within historic grounds. The estate's story stretches back to the 1500s, when the land was first farmed by the Le Fryth family. In 1840, the Ladbrooke family built the elegant mansion that still forms the architectural centrepiece today, later enhancing the estate with a walled garden, orangery and estate cottages.

Over the centuries, Frith Park has played several remarkable roles, serving as a hospital during World War I and later as headquarters for the Canadian Infantry ahead of the D Day landings. Since those days, the estate has since been thoughtfully redeveloped in 2016 into the exclusive residential enclave



seen today, with the historic mansion façade and overall feel of luxury being carefully preserved.

The property itself is beautifully appointed throughout. The ground floor features a spacious kitchen/dining room which our clients have enlarged by removing a wall, with a central island and high quality integrated appliances. To the rear is a stylish lounge/dining room with bi folding doors opening onto the secluded walled rear garden with hot tub, making it perfect for seamless indoor/ outdoor living. Underfloor heating runs throughout the home with zoned heating controls to each room, a generous under stairs storage cupboard as well as the modern downstairs W/C.

Upstairs, the first floor comprises a well proportioned main bedroom with fitted wardrobes and a sleek en suite, two further well proportioned bedrooms, and a contemporary family bathroom. Externally, the home enjoys two allocated parking spaces, with additional visitors' bays conveniently located just outside the courtyard.

The charming village of Walton on the Hill is just moments away, centred around the picturesque Mere Pond. Residents benefit from three inviting pubs, two restaurants, a delightful tearoom overlooking the water, a highly regarded primary school, and the renowned Walton Heath Golf Club, celebrated by golfers of all levels. The nearby villages of Tadworth, Banstead

and Kingswood, along with the towns of Reigate and Epsom, provide further amenities, leisure opportunities and excellent transport links.

Frith Park is located on the south side of this charming village, offering immediate access to its peaceful green spaces, welcoming community, and quintessential Surrey countryside surroundings.

Tenure: Freehold
Annual service charge amount (£) - £1,100.00
Council Tax Band: E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





TOTAL APPROX FLOOR PLAN AREA INCLUDING HOT TUB 1113 SQ.FT (103 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING HOT TUB 1020 SQ.FT (95 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		94
(81-91) B	82	
(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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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.



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