



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 potenial 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 homes 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



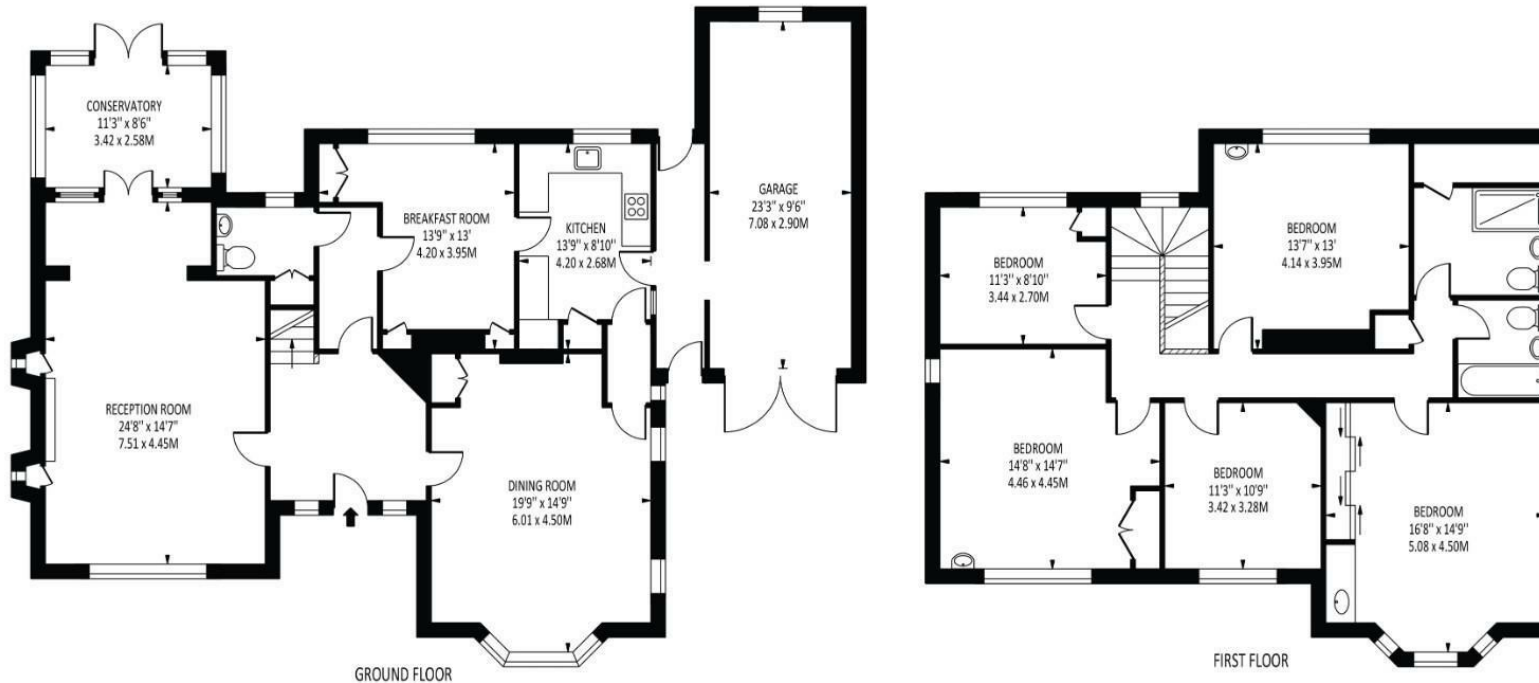


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The Avenue

Total Area: 2632 SQ FT • 244.54 SQ M
(Including Garage)
Garage Area : 221 SQ FT • 20.53 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	79
England & Wales		
EU Directive 2002/91/EC		

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