



Morton, Tadworth

The **PERSONAL** Agent

£1,075,000

Freehold

- Luxurious accommodation over three floors
- Stunning fitted kitchen-breakfast room
- Spacious double aspect sitting-dining room
- Cloakroom and study
- Superb Master bedroom suite
- Five further bedrooms
- Four bathrooms
- Driveway and double garage
- Beautiful landscaped gardens
- Walking distance of village and train station

The Personal Agent are proud to present a well appointed and very spacious six bedroom link-detached property with flexible accommodation over three floors.

The house is approached via its own driveway with parking for several cars and side access to the rear garden.

The property is extended and refurbished to a superb standard by the current owner to create a very stylish luxury family home, and is surrounded by open countryside including Walton Heath and Epsom Downs offering scenic views and walking options.

The beautiful accommodation comprises; to the ground floor the spacious tiled hallway leads through to a study and downstairs cloakroom, the large double aspect sitting-dining room with marble fireplace and bi-fold doors overlook the landscaped rear garden. The superb fitted kitchen-breakfast room has granite work surfaces and integrated appliances and adjoining fully fitted utility room also with granite work surfaces. A courtesy



door gives access to the double garage which has electric doors.

The stylish staircase with iron handrail leads up to the spacious first floor landing. The master bedroom is a great size and has fitted wardrobes and luxury fitted ensuite bathroom and dressing room with further fitted wardrobes. The spacious guest bedroom has fitted wardrobes and luxury ensuite shower room, there are two additional bedrooms and luxury fitted shower room.

Stairs lead to the second floor with two further double bedrooms and luxurious shower room and walk in eaves storage.

The professionally designed and beautifully landscaped rear garden has creative planting and very large patio which extends the whole width of the garden, the lawn area incorporates an outside dining seating area overlooking Woodland to the rear. Additional features include a swim spa pool and hot tub.

Morton is a small close situated within the prestigious Tadworth Park development located within easy walking distance of

Tadworth village with its excellent local shops, restaurants, cafes and train station with direct link to London Bridge.

There are well regarded local schools within walking distance both primary and secondary.

The nearby A217 road link offers easy access to larger towns including Epsom, Banstead and Reigate and the M25 at junction 8.

Tenure - Freehold
Council tax band - G





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Morton

Total Area: 2684 SQ FT • 249.33 SQ M
(Including Garage)
Garage Area : 343 SQ FT • 31.86 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	76
(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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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.

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