



Cross Road, Tadworth

The **PERSONAL** Agent



# Guide Price £875,000

## Freehold

- Beautifully extended four bedroom home
- Secluded setting just moments from Tadworth Village
- Open plan living/dining room with wood burning stove
- Stunning kitchen/breakfast room with integrated appliances
- Bright conservatory overlooking the private rear garden
- Home office or family room
- Luxury family bathroom
- Secluded south easterly facing garden

Nestled in a secluded setting just moments from the centre of Tadworth Village, this exceptional four bedroom period home has been beautifully remodelled to offer stylish, contemporary living whilst retaining its original character and charm. Boasting spacious and versatile accommodation, a superb kitchen/breakfast room, generous landscaped gardens and private off street parking, the property is ideally positioned within easy reach of the village amenities, mainline station and excellent local schools. A rare opportunity to acquire a truly distinctive family home in one of Tadworth's most desirable locations.

Enjoying a secluded position just moments from the heart of Tadworth Village, this beautifully presented four bedroom character home has been thoughtfully refurbished and extended to create a stylish family home that blends period charm with contemporary living.

The welcoming entrance hall leads to an impressive open plan sitting and dining room featuring high ceilings, a feature fireplace and wood burning stove. At the heart of the home is the superb extended kitchen/breakfast room, fitted with an extensive range of cabinetry, integrated appliances and ample space for dining and entertaining. A utility area, spacious conservatory overlooking the garden, cloakroom with shower, and versatile fourth bedroom or home office complete the ground floor.



Upstairs are three well proportioned bedrooms served by a luxurious family bathroom.

Outside, a private driveway provides off street parking, while the secluded south easterly facing rear garden offers a generous lawn, large entertaining terrace and gated side access.

Combining character, quality and modern convenience in a highly sought after village location, this exceptional home must be viewed to be fully appreciated.

Tadworth Village offers an excellent range of everyday amenities, including independent shops, a supermarket, cafés, restaurants and a mainline railway station providing direct services to London Bridge, making it an ideal location for commuters.

The area is particularly well served by a selection of highly regarded state and independent schools, several of which are within comfortable walking distance, making it a popular choice for families.

Surrounded by miles of beautiful open countryside, residents can enjoy easy access to the wide open spaces of Epsom Downs and Walton Heath, both renowned for their scenic walks, cycling routes and recreational opportunities.

The nearby A217 also provides convenient links to Epsom, Reigate, the M25 (Junction 8) and the wider motorway network.

Character homes of this quality, in such a tucked-away yet central village setting, are seldom available, and an early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Tenure- Freehold  
Council Tax Band: E

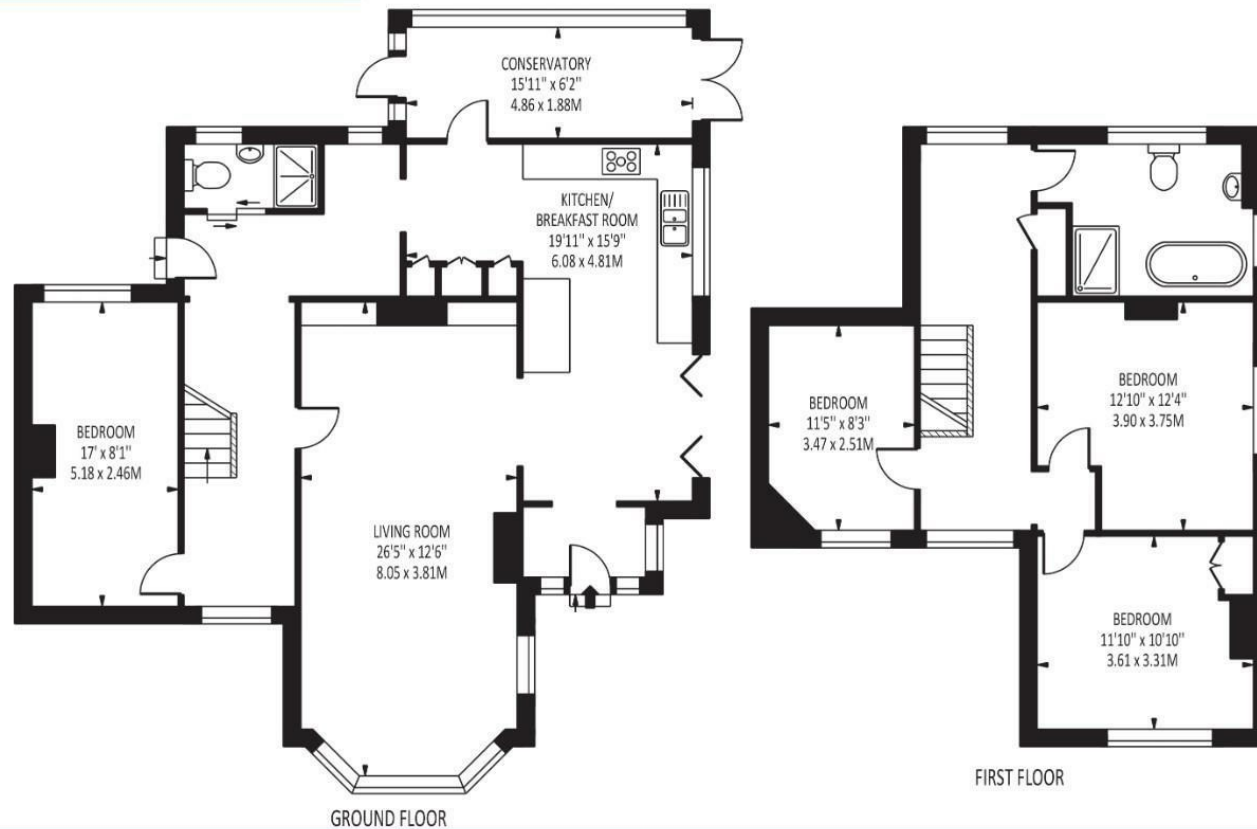
Please note: There is a monthly charge payable to Network Rail for the right of access across the driveway leading to the property. The current charge is £65.00 per calendar month.











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 |         |           |
|                                             | 58      | 72        |
| 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.



