



Boxhill Road, Tadworth

The **PERSONAL** Agent

Price Guide £1,050,000

Freehold

- Four bedroom detached family home
- Triple car port
- Private and secluded location
- Sitting room with wood burning stove
- Conservatory
- Hand painted Smallbone kitchen
- Two ensuite shower rooms
- Walk-in wardrobe
- Third of an acre plot
- Semi-rural location

A stunning four bedroom detached family home situated in an idyllic location surrounded by trees and countryside. Offering a generous 2342 square feet in all and oozing charm throughout with flexible living to suit any family. The property enjoys a great deal of privacy in the well-tended private gardens, the plot being about a third of an acre overall.

A stunning four bedroom detached family home situated in an idyllic location surrounded by trees and countryside.

You are greeted by a large driveway with plenty of parking, a triple car port and summer house.

The ground floor is beautifully presented offering



flexible accommodation and offers a sitting room with wood burning stove; conservatory, bespoke hand painted Smallbone kitchen with dining area opening to the rear garden; utility room, and fourth bedroom with ensuite shower room.

Upstairs there are three further bedrooms, the main bedroom having an ensuite shower room; a family bathroom, and walk in wardrobe.

To the rear, the garden is mainly laid to lawn, and offers privacy and seclusion, with side access.

Box Hill is a beautiful location, offering rural life tranquillity with easy access to nearby towns such as Dorking and Reigate and the nearby villages.

Surrounded by National Trust walks, close to Headley Heath and situated within an Area of Outstanding Natural Beauty, Box Hill offers so much. You are surrounded by options for recreational activities including some of the best golf clubs around, Beaverbrook, Walton Heath,, Epsom RAC club, and Tyrells Wood.

Whilst a beautiful rural location Box Hill offers easy access to the M25.

There is a large selection of excellent schools nearby including Epsom College, St John's School, City of London Freemans, The Ashcombe, and The Priory.

Tenure - Freehold
Council tax band - G





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Little Whispers

Total Area: 2342 SQ FT • 217.58 SQ M
(Including Restricted Height Area & Home Office)
Restricted Height Area : 139 SQ FT • 12.87 SQ M
Home Office Area : 86 SQ FT • 7.98 SQ M



GROUND FLOOR

FIRST FLOOR

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		
	76	85
England & Wales		
EU Directive 2002/91/EC		

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2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
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020 8393 9411

BANSTEAD OFFICE
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Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
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01737 814 900

LETTINGS & MANAGEMENT
157 High Street
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The
PERSONAL
Agent

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