



Babylon Lane, Tadworth

The **PERSONAL** Agent

# Offers In Excess Of £575,000 Freehold

- Stunning rural setting
- Two double bedroom home
- Backing farmland
- Conservatory
- Easy access to M25
- Private driveway
- Stunning south facing garden
- Detached office
- No ongoing chain
- Freehold

The Personal agent are thrilled to present a fantastic opportunity to acquire this beautifully presented two double bedroom cottage, positioned in a stunning setting backing farmland, and comes to the market with no ongoing chain.

Welcomed to the market for the first time in over 25 years, Barleycorn Cottage offers a wonderful prospect to a wide range of buyers, including first time buyers and downsizers alike. Set back from Babylon Lane with it's own private driveway, you immediately feel the sense of the countryside, yet the convenience of everyday life.

On the ground floor from the entrance hallway you walk into the main reception room, which in turn has



doors into the conservatory, creating a bright and airy space. The kitchen is at the rear of the property and has stunning views onto the sunny garden and beyond to the open fields.

Upstairs there is the primary bedroom, as well as a second double bedroom, and finally the family bathroom.

Outside there is a large south facing garden, containing a detached working office as well as other outbuildings, and a private driveway to the front for numerous cars.

For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country

club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. Burgh Heath is situated in between Epsom Downs, Banstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

The area is ideally situated for transport links with excellent access to the M25, , Epsom, Sutton, Redhill and Reigate. Local amenities include a large ASDA super-store as well as a useful local parade of shops. There are a variety of local excellent schools nearby.



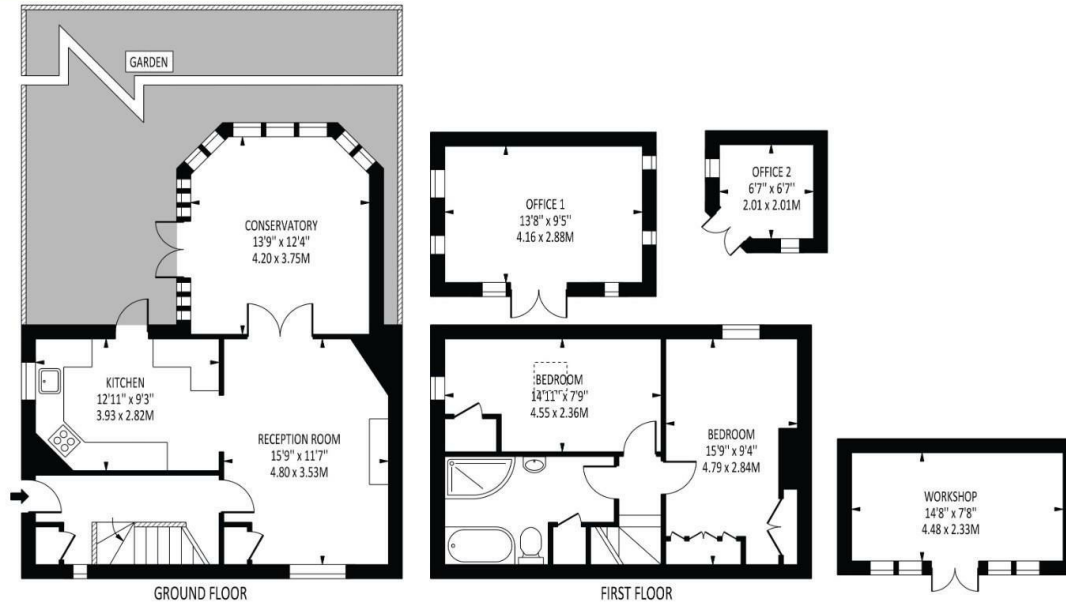


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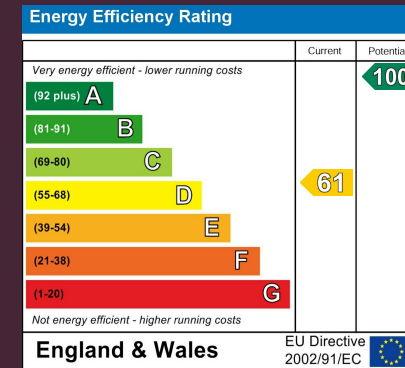


### Barleycorn

Total Area: 1215 SQ FT • 112.88 SQ M  
(Including Office 1, 2 & Workshop)  
Office 1 Area : 129 SQ FT • 11.98 SQ M  
Office 2 Area : 40 SQ FT • 3.76 SQ M  
Workshop Area : 112 SQ FT • 10.44 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.  
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**PERSONAL**  
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