



MONOCHROME | HOMES

Guide price £550,000

Sturts Lane, Tadworth, KT20 7AG

Property Summary

OVERVIEW

Set within the exclusive 7-acre Frith Park estate, this stylish two-bedroom courtyard cottage offers contemporary living with a private garden and allocated parking in a secure, gated setting.

ACCOMODATION

Situated within the Walled Gardens, this particular home is a delightful courtyard cottage, newly built in 2018 and tastefully enhanced by its current owners. The bright, stylish interior includes a spacious living area with bi-fold doors opening onto a private, south-west facing garden — perfect for relaxing or entertaining. The sleek, contemporary kitchen features Leicht handle-less cabinetry and offers ample space for informal dining.

The property provides two double bedrooms, including a principal suite with fitted wardrobes and a modern en-suite shower room, complemented by a well-appointed guest bathroom.

Accessed via secure automated gates, a long private driveway leads to an allocated parking space, with additional visitors' parking available. The peaceful setting and well-maintained gardens create an exceptional lifestyle opportunity in this unique development.

LOCATION

The historic Frith Park — a beautifully restored early Victorian Italianate mansion, thoughtfully redeveloped in 2018 by Urban Green Developments and Reside Developments. This exclusive, gated 7-acre estate now comprises 11 elegant country-house apartments and 26 charming mews-style cottages and villas, all set within tranquil landscaped grounds.

DISCLAIMER

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

MONOCHROME HOMES CATERHAM

MONOCHROME HOMES COULSDON

T: 01737 400 096 | E: HELLO@MONOCHROMEHOMES.CO.UK | MONOCHROMEHOMES.CO.UK

MONOCHROME | HOMES