



Shelvers Way, Tadworth, Surrey KT20 5QF

£1,295,000 - Freehold



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**WILLIAMS  
HARLOW**





SHOW HOME OPEN THURSDAY-MONDAY INCLUSIVE 10AM-4PM

The Manor, Silver Birches is an impressive detached house with 2117 square foot of accommodation offering modern family living with an impressive open plan kitchen/dining/family space, separate reception room, study, downstairs WC and separate utility room all to the ground floor. There are four generous bedrooms to the first floor, two with en-suites, plus a family bathroom.

Silver Birches is a stunning collection of just five beautifully designed 3 & 4-bedroom houses by Devine Homes of Reigate in an exclusive location just off Shelveys Way, Tadworth near to Epsom Racecourse in Surrey.

The development is less than half a mile from the A217 Brighton Road which takes you north to join the A24 and A3 into Central London or south to access the M25 at Junction 8 (Reigate)

Every home at Silver Birches has been individually designed and beautifully finished with a luxury specification. From stunning designer kitchens through to stylish family bathroom suites: quality, innovation and tradition combine to deliver outstanding spaces ideally suited to modern living. All offer EPC A ratings

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>94</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		
England & Wales		EU Directive 2002/91/EC



## THE PROPERTY

A substantial four bedroom family home, The Manor welcomes you with a large entrance hall leading off to an impressive open plan living space comprising of kitchen, dining and family space to the left, a large living room to the right as well as a useful downstairs study. The Manor offers four generous bedrooms, two with en-suites and a family bathroom.

## SPECIFICATIONS

### KITCHEN

- Individually designed in frame painted kitchens
- Silestone worktops with upstand and splashback
- Integrated oven and separate combination oven
- Quooker Boiling Water tap (applies to selected plots)
- Black glass induction hob
- Integrated fridge and separate integrated freezer
- Integrated dishwasher
- Wine cooler
- Karndean flooring

### DOORS & INTERNAL JOINERY

- Oak inlay internal doors with brushed chrome ironmongery
- Oak handrail with white painted newel posts & spindles (Full oak to plots 2 and 4)
- Skirting and architrave - double grooved and chamfered

### QUALITY BATHROOMS

- Contemporary bathroom suites
- Vanity units below basins
- Thermostatically controlled Aqualisa showers with concealed valves
- Bathroom part tiled
- Shower areas fully tiled
- Flooring – Ceramic tiling or Karndean
- Mirrors as shown on bathroom layouts

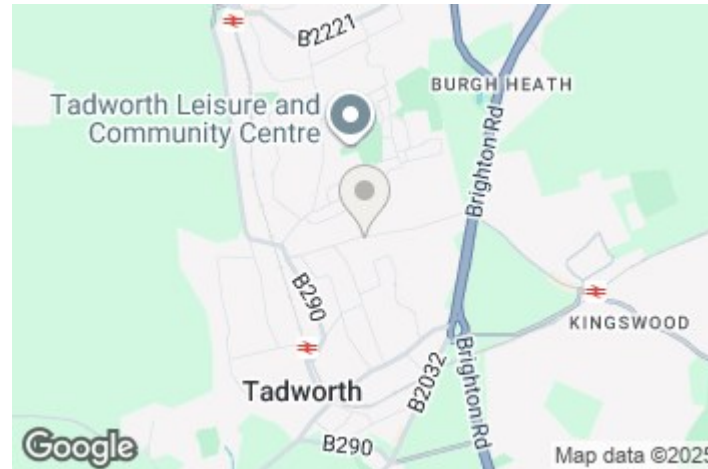
### ELECTRICAL & LIGHTING

- LED downlighters to kitchen, bathroom and en-suite
- LED lighting strips under kitchen units

- Shaver point in bathroom / en-suite
- Brushed chrome electrical fittings
- Light in garage
- Double socket in garage
- External lighting to front and rear garden and garage
- Electric vehicle charge point (EVCP)
- Solar PV panels

## COUNCIL TAX

Reigate & Banstead - BAND F Estimated.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

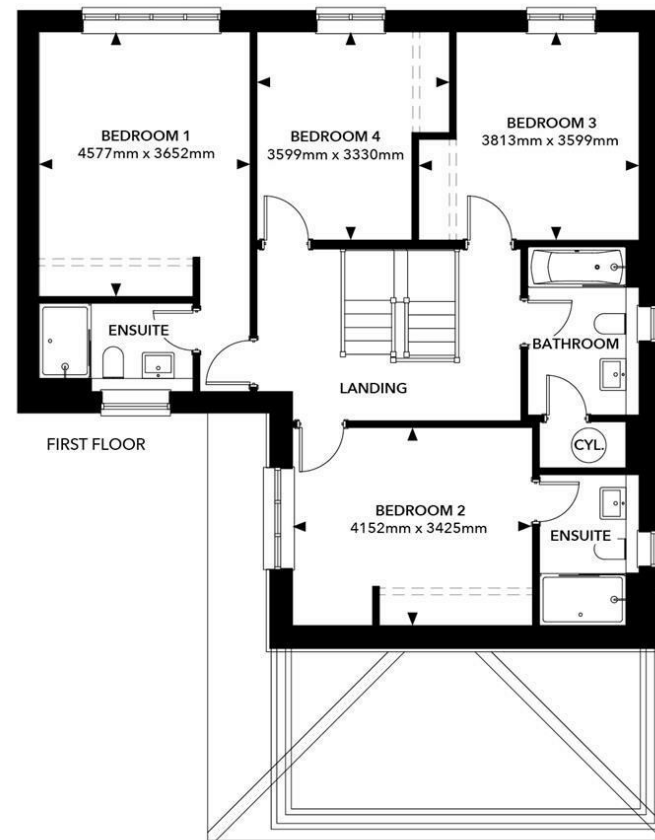
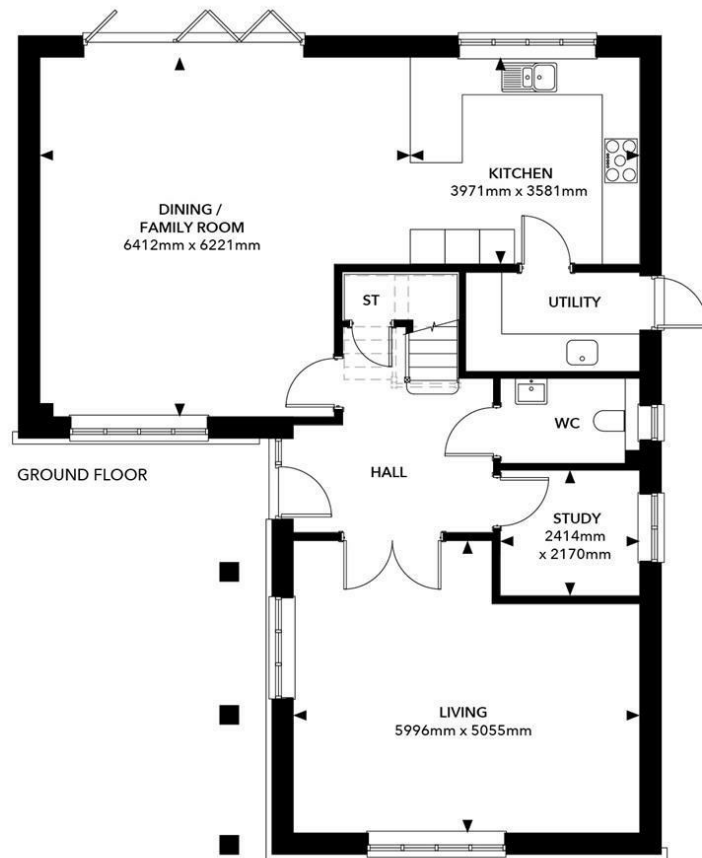
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