

## Beechen Lane

Tadworth, Surrey KT20 6RY

£600,000 - Freehold



With 0.22 acres Located in this semi-rural area of Lower Kingswood, Tadworth, this delightful detached bungalow on Beechen Lane presents an exciting opportunity for both refurbishment and development. Boasting a generous garden plot, the property offers ample space for modernisation, making it an ideal canvas for those looking to create their dream home.

The bungalow features three well-proportioned reception rooms, providing versatile living spaces that can be tailored to suit your lifestyle. With four comfortable bedrooms and two bathrooms, this property is perfect for families or those seeking extra room for guests. The spacious accommodation ensures that everyone can enjoy their own space while still coming together in the heart of the home.

One of the standout features of this property is the impressive parking capacity, accommodating up to seven vehicles, which is a rare find in this area. Additionally, planning permission has been granted for the construction of two semi-detached bungalows, offering a unique opportunity for developers or investors looking to capitalise on the potential of this sizeable plot.

With no onward chain, this property is ready for its new owners to take the next steps in transforming it into a stunning residence. Whether you are looking to renovate the existing bungalow or explore the development possibilities, this property is a must-see. Embrace the tranquillity of the semi-rural setting while being conveniently located near local amenities and transport links. This is a rare opportunity not to be missed.



## THE PROPERTY

The property offers the opportunity for the prospective buyer to either extend the existing substantial bungalow with accommodation of approximately 2,000 square feet or take advantage of the permitted planning to create two semi detached bungalows. The property in its current layout requires modernisation throughout, however, offers spacious and adaptable accommodation which provides three reception rooms, kitchen, four bedrooms and two shower rooms. The property could be adapted with ease to suit a modern buyers requirement.

## OUTSIDE SPACE

The outdoor space certainly doesn't disappoint with a spacious garden plot. To the front there is plentiful parking for a number of vehicles, a detached garage and a covered patio to the rear. The remainder of the rear garden is laid to level lawn with mature trees. The whole garden enjoys a good degree of privacy.

## PLANNING APPROVED - 23/01114/F

Demolition of partial extended areas to existing bungalow and erection of a new 3-bedroom semi detached bungalow to the side of Orchard Bungalow, with associated internal and external alterations, subdivision of the site, parking, gardens, cycle storage and bin storage. Full details can be found on the Reigate and Banstead planning portal webpage.

## BACKGROUND

The property has been let on an Assured Shorthold Tenancy Agreement for a number of years. The current tenants are vacating the property on 10th June 2026, so the property is sold with full vacant possession.

## THE LOCAL AREA

The property is located in a popular residential road in Lower Kingswood surrounded by countryside providing outdoor walks and excellent bridleway facilities. Kingswood Primary School is nearby plus there are a variety of excellent schools to choose from within the area. Reigate and Banstead are equal distance offering an assortment of High Street shops, crafts and national chains alongside excellent schooling. There is also easy access to the A217 and M25 Junction 8 at Reigate providing great connections to Gatwick and Heathrow Airports. The area is considered a relaxed neighbourhood which allows you to take evening walks without a second thought and a community where people feel invested.

## LOCAL SCHOOLS

Kingswood Primary School – Ages 4-11

Tadworth Primary School – Ages 4-11

Avenue Primary Academy – Ages 3-11

Aberdour School – Ages 2-11

Kingswood House School – Ages 7-16

Bramley Hill School – Ages 6-15

Chinthurst School and Nursery - Ages 2-11

Micklefield School and Nursery - Ages 2-11

Reigate Grammar School - Ages 11-18

Reigate School Secondary - Ages 11-16

## LOCAL BUSES

420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)

420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

460 Epsom to Crawley via Tadworth, Kingswood, Reigate, Redhill and Horley

480 Epsom to Headley via Tattenham Corner

S1 Banstead to Lavender Field (Mitcham) via Sutton

166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

## LOCAL TRAINS

Tattenham Corner Station – London Bridge, 1 hour 9 min

Kingswood, Chipstead, Woodmansterne – London Bridge –

Approx. 1 hour 2 min

Tadworth – London Bridge 1 hour

Epsom – London Bridge or London Victoria 50 min

## WHY WILLIAMS HARLOW

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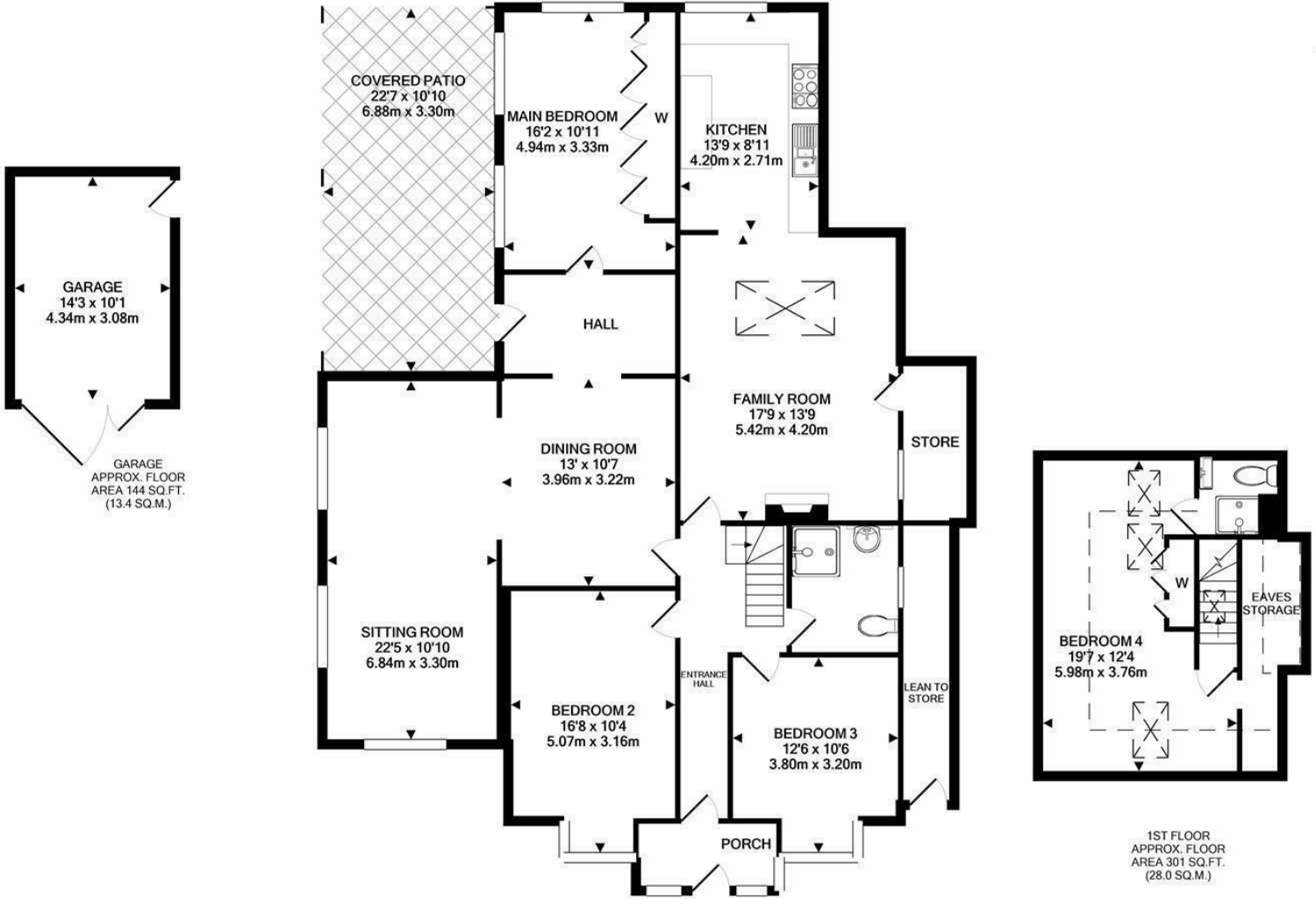
## COUNCIL TAX

Reigate & Banstead BAND E £3,123.83 2026/27



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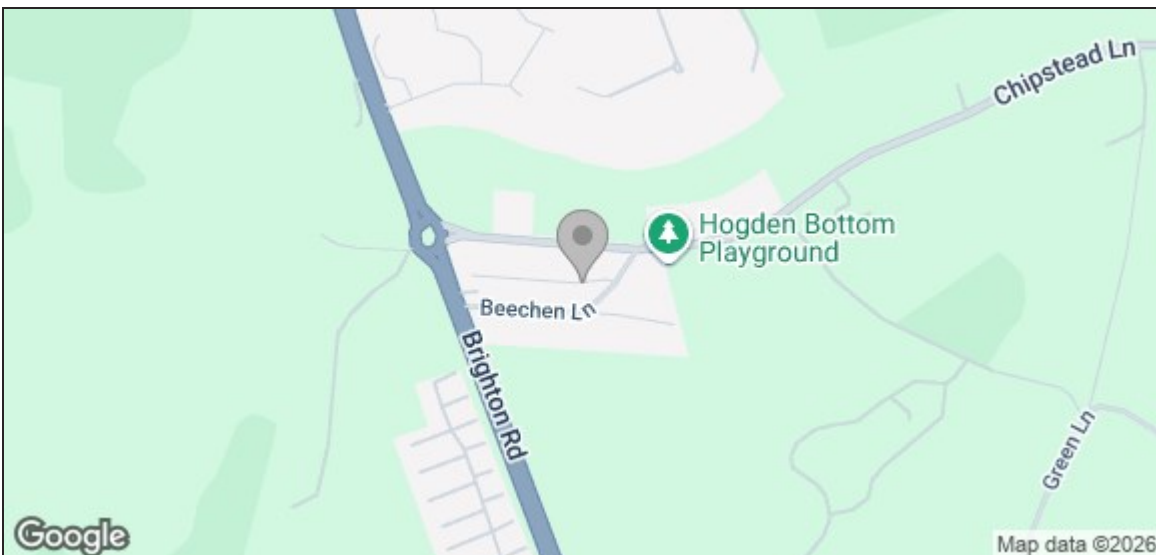
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GROUND FLOOR  
APPROX. FLOOR  
AREA 1554 SQ.FT.  
(144.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1999 SQ.FT. (185.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	