



Sought after village house to be sold for the first time since it was built in 1963

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Tadworth KT20

London 18 miles
Tadworth Village location
Reigate 5 miles Banstead Village 4 miles Epsom 4 miles
London by rail 50 minutes from Tadworth
M25 (Junction 8) 3 miles
All times and distances are approximate

In a desirable village location, this detached house offers its new owners the opportunity and financial scope to refurbish and make the property their own.

Just minutes from the village, station and schools, the property also has ample space for substantial extension, subject to usual consents.

Price £800,000

View by appointment please, arranged exclusively through Richard Saunders and Company Telephone 01737 360000

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- Enclosed Porch ▪ Entrance Hall ▪ Cloakroom
- Sitting Room ▪ Dining Room ▪ Kitchen – Breakfast Room ▪ Stores
- 3 Bedrooms ▪ Bathroom ▪ 2 Loft Rooms
- Garage ▪ Frontage of 80' with Driveway Parking
- Some 60' (d) x 50' (w) Rear Garden ▪ in all, around 0.24 acre



Individually designed and built for the owner's family in 1963, the house enjoys privacy in its plot, being set back from the road with a broad and deep frontage.

The interior is remarkably bright by virtue of its large windows which give views over the front and rear gardens. The entrance hall is spacious and leads to the two living rooms and kitchen and there are three bedrooms and bathroom on the first floor. A pull-down ladder leads to two loft rooms, one with a window, so there's scope for a full loft conversion. The level gardens encompass the house and the space to one side of the house extends to almost 8 metres.

Maintained and improved over the years, the house is now ready for its new owners to refurbish and make their own, and there is ample space for substantial side and rear extension or even complete replacement, subject to the usual consents.

Arrange your viewing of this characterful home through the sole agents,
Richard Saunders and Company of Kingswood 01737 360000



In a sought-after village location, the property is just a few minutes' walk from an excellent choice of local shopping and Tadworth Station with its regular services to both London Bridge and Victoria. Around a mile away, the picturesque village of Walton on the Hill has further local shopping and several local pubs and restaurants are within walking distance.

Reigate, Epsom and Banstead Village are all within a few minutes' drive and offer a greater choice of shopping and supermarkets and nearby the A217 provides an arterial route to London. The M25 motorway at Reigate Hill (J8) or Leatherhead (J9) give swift access to Heathrow and Gatwick Airports, the Eurotunnel and the coastal ports. Some of Surrey's finest schools are available locally including Tadworth Primary School, Chinthurst, Walton on the Hill Primary, Epsom College, Reigate Grammar, City of London Freemans and Dunnotar.

High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including the open spaces of nearby Walton Heath and Epsom Downs and Racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.





GROUND FLOOR

TOTAL FLOOR AREA

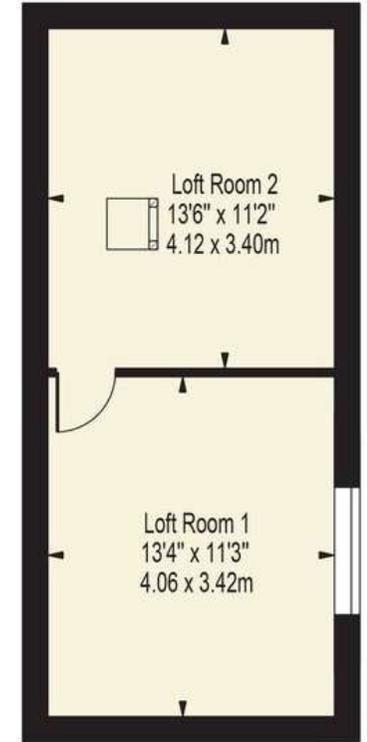
1,820 square feet
169 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Local Authority: Reigate and Banstead BC
Council Tax Band: F
Broadband: Full Fibre Broadband
All mains services
To the best of our knowledge on production of this brochure



FIRST FLOOR



LOFT
(Accessed by Ladder)

The many features of this fine home include:

- To be sold for the first time in over 60 years
- Individually designed and built in 1963
- Bright interior, large windows overlook the gardens
- Tremendous potential for extension (stpp) and refurbishment
- Good size plot of around 0.24 acre
- Two loft rooms, one with window, potential for conversion
- Broad frontage of some 80' with driveway parking
- Secluded, South-East facing rear garden
- Available immediately with no onward chain.
- Excellent accessibility just moments from the village

IMPORTANT NOTICE TO PURCHASERS: 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.

